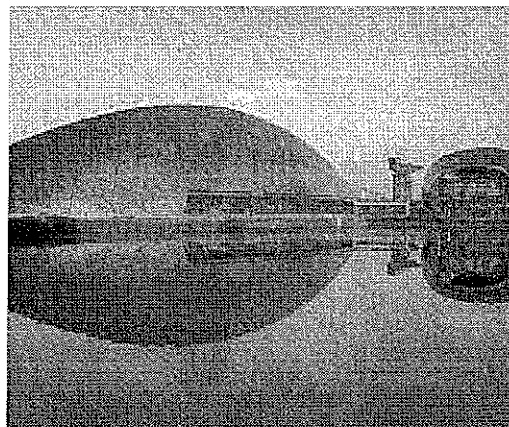
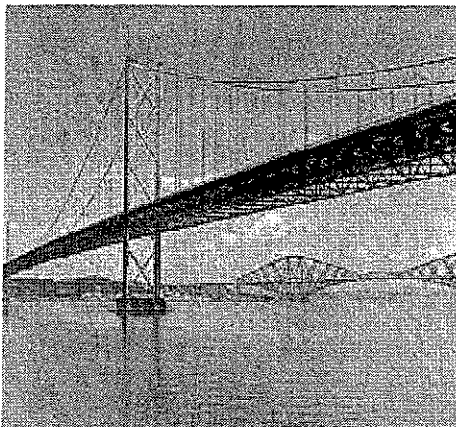


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Altham Pumping Station



Assessment of Reuse and Conversion of the Existing Building

March 2012

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ALTHAM PUMPING STATION

**APPLICATION FOR THE ERECTION OF A REPLACEMENT WATER
EXTRACTION, BOTTLING AND STORAGE FACILITY**

ASSESSMENT OF REUSE AND CONVERSION OF THE EXISTING BUILDING

MARCH 2012

CONTROL SHEET

CLIENT: Waterboy Ltd

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REPORT TITLE: Assessment of Reuse and Conversion of the Existing Building

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1.0 INTRODUCTION

- 1.1 Following the purchase of Altham Pumping Station in 2009, Waterboy Limited (WB) appointed Fairhurst to manage the delivery of business premises capable of accommodating the supply and bottling of natural mineral water including bulk water cooler equipment. This has involved an assessment of the feasibility and viability for the re-use, conversion and expansion of the current building.
- 1.2 WB was established in 1997 to supply natural mineral water in bulk using water cooler equipment to businesses throughout the North West. WB is a growing business local to the Simonstone area that currently operates from an industrial unit at Altham Business Park. WB has been steadily reinvesting working capital to grow its operation, utilising bespoke technology to provide the most hygienic water and coolers in the UK.
- 1.3 In respect of the current economic climate, WB recognises the need to diversify into natural mineral water production to ensure the short and longer term future of the existing operation. Water is currently delivered by tanker from the midlands. Altham Pumping Station currently lies redundant and a wasted resource. It was erected in 1908 by the Accrington District and Gas & Water Board to pump "top-up" water supplies to local reservoirs. It is the source of four deep boreholes with the capacity to extract up to 22.7 million litres of water per day. The water is currently running under artesian pressure and discharging via a drain at the south-west of the site at the equivalent rate of approximately one tanker every 1 hour. WB recognise the potential of this valuable natural resource and the unique opportunity to relocate its operation to the site to ensure long term sustainability and facilitate the future expansion and growth of a successful business local to the area.
- 1.4 The site was therefore purchased by WB to seek to secure the company's long term future by:
 - Supplementing declining demand in bulk water for coolers with bottled mineral water;
 - Exploiting the wider market potential for accredited natural mineral water;
 - Investing in the existing boreholes to harvest an abundant natural resource;
 - Promote and distribute the Ribble Valley's natural resources;
 - Create important socio-economic benefits through employment generation for the local community; and
 - Secure investment in the local and regional economy.
- 1.5 Whilst the site is no longer operated by United Utilities, the existing boreholes are in a useable state subject to improvements. These improvements will only be viable should a suitable building be achieved. Bottling water on site presents a unique opportunity to secure 'natural mineral water' status. "Bottled at source" is a prerequisite needed to meet the conditions set out in The Natural Mineral Water, Spring Water and Bottled Drinking Water (England) Regulations 2007.
- 1.6 Achieving natural mineral water status is essential to enable WB to compete and access commercially attractive bottled water markets in the UK as well as larger and more lucrative export markets. Transporting water from this site to another bottling plant elsewhere would preclude the achievement of mineral water status thus relocating the operation is not a viable option. This valuable opportunity to utilise an abundant natural resource would be wasted.

- 1.7 WB's mineral water extraction and water bottling operation presents an important marketing opportunity for the Ribble Valley through the harnessing of an important natural resource unique to the area. The production and circulation of Ribble Valley mineral water would have considerable benefits and provide opportunities to enhance the image and perception of the Borough.
- 1.8 WB are seeking to invest significantly in the re-use of a redundant site which would ultimately benefit the economy of the Ribble Valley, securing the 4 current full time employment opportunities with the potential to expand to 10 full time employees.
- 1.9 Since its erection in 1908, the water source at Altham Pumping Station has been exploited successfully by adapting and modernising its engineering technology over time to deliver improved productivity, efficiency and cost saving. WB has sought to develop plans to successfully re-use and modernise the current building but its size and layout make this unfeasible and the costs involved for conversion are prohibitive.
- 1.10 To successfully compete and flourish in a modern business environment it is essential for WB to invest in and operate a long term sustainable premises to justify the further expenditure in securing improvements to the boreholes, modern equipment such as large stainless steel water storage vessels and high speed glass and PET bottling plant.
- 1.11 In assessing the feasibility of re-using the current building in order to meet WB's aspirations and to function efficiently as a modern business, the following requirements must be fulfilled:
 1. A layout capable of accommodating:
 - a minimum of 286 storage pallets;
 - 3 vertical stainless steel mineral water storage vessels (7m high x 3.66m wide);
 2. A useable floorspace of approximately 1,200sq m (12,918sq ft) to:
 - accommodate modern bottling equipment including 19 litre polycarbonate bottling plant (93sq m (1,000sq ft)) and high speed glass and PET bottling line (223sq m (2,400sq ft) minimum area);
 - accommodate a water cooler cleaning area; and
 - allow the circulation and operation of 3 forklift trucks (1.1m (12ft) turning circle);
 - include approximately 200sq m (2,153sq ft) of essential reception and office space;
 3. Appropriate welfare facilities to serve employees and clients (circa 5 x WC / 2 x kitchens);
 4. Identified vehicle parking spaces for employees, customers and existing residents; and
 5. A suitable access and service yard to facilitate traffic and deliveries to and from the facility.
- 1.12 The existing building in its current form does not justify the expenditure to bring the boreholes back into commercially productive use and satisfy the requirements of a feasible and modern water extraction and bottling operation. The capabilities of the existing building to accommodate a water-bottling operation and the proposed new build are set out below.

Table 1.1 – Comparison of Existing and New Building Capabilities

	Existing Building	Proposed New build
Area	510sq m (5,490sq ft) - gross internal area 563sq m (6,060sq ft) - gross external area	1,207sq m (12,993sq ft) - gross internal area 1,265sq m (13,618sq ft) - gross external area
Size (Limits / Extent)	30m x 26 3m (4 rooms with varying depths and limited internal connectivity)	37.9m x 33.4m (single workspace and offices)
Height	8.45m to ridge	8.89m - Offices 10.9m - Ridge of Warehouse
Storage Pallet Height	2 pallets high or 3 pallets high assuming removal of roof trusses	4 pallets high
Reception / Office Area	28sq m (298sq ft) - first floor only 123sq m (1,324sq ft) - assuming new mezzanine 151sq m (1,622sq ft) - total	207sq m (2,218sq ft) - over two floors
Welfare Facilities	2 x WC	5 x WC 2 x kitchen areas
Cleaning and Serving Area	51.3sq m (552sq ft)	65sq m (700sq ft)
Storage Pallets (120x100x100cm)	96 - maximum pallet storage capacity	400 - potential pallet storage capacity
Bottling Plant	1. 19 litre polycarbonate bottling plant (93sq m (1,000sq ft))	1. 19 litre polycarbonate bottling plant 2. High speed glass and PET bottling line (223sq m minimum area)
Vertical Stainless Steel Storage Vessel (7m x 3.66m)	1	3
External Yard	Rear	Rear
Access	1. Existing shared 4m wide access with no footway	1. New 8m wide, two-way main access
Parking	No identified parking	10 x employees / customers including disabled bay 4 x residents
Cost of Building Works	£1,289.00sq m (£120.00sq ft) Excludes substructures	£732.00sq m (£68.00sq ft) Includes substructures

- 1.13 Retaining the existing building in its current form is not feasible due to the insurmountable restrictions it would place on the operational requirements of the business. The building cannot accommodate WB's current business operation as it provides only 33% of the required pallet storage space. It provides only 36% of the

required useable floorspace and severely restricts access and forklift movements across the building and wider site.

- 1.14 The existing building could not accommodate the required high speed glass and PET bottling line and failure to adopt modern plant and machinery and limitations on storage space would jeopardise the future of the existing business and prohibit its future expansion. As a result, conversion of the building is not feasible and its demolition and replacement is the only commercially viable option to secure the re-use of the site.

2.0 EXISTING BUILDING

- 2.1 The existing pumping station comprises approximately 510sq m (5,490sq ft) gross internal floor area. The building measures approximately 30m in width and comprises four rooms with varying depths (26m at the deepest point (Room 1)) and limited internal connectivity as illustrated on the Existing Plans & Elevations (Ref: TRI-0815-03).

- 2.2 The existing building in its current form can accommodate:

- circa 430sq m (4,629sq ft) of useable floor space;
- approximately 96 pallets (handling and storing at 3 pallets high with racking to 3.96m);
- 1 no. 19 litre polycarbonate bottling plant;
- 1 vertical stainless steel storage vessel (7m x 3.66m);
- a water cooler cleaning area;
- 27.7sq m (298sq ft) of associated office space and staff welfare facilities comprising 2 x WC's; and
- 1 forklift truck.

Room 1 – Old Pump House

- 2.3 Room 1 of the existing building contains the mineral water boreholes essential to WB's extraction and water bottling operation. The boreholes are located to the rear of the building. The Environment Agency (EA) confirms that where there is no intention to reuse the boreholes, they must be properly decommissioned. Envireau Water (hydro-geologists) has provided confirmation that it would cost approximately £145,000 plus VAT to decommission all 4 boreholes (see Appendix 1). This cost would be incurred for any business seeking to develop the site should the boreholes not be required (e.g. offices, storage and distribution) and confirms that WB's water extraction and bottling operation presents the most realistic opportunity for its reuse.
- 2.4 The site has been 'abandoned' by United Utilities and a 360mm deep reinforced concrete slab has been formed over the boreholes. The water however is currently running under artesian pressure and discharging via a drain at the south-west of the site. The existing boreholes are in a useable state subject to breaking out the existing slab and partially relining the columns with new grade 304 stainless steel casings. Envireau Water has provided confirmation that it would cost approximately £21,941 plus VAT to refurbish the boreholes (see Appendix 2) which excludes the cost for clearance, stainless steel casings and partial relining to the aquifer.
- 2.5 Room 1 measures approximately 25m x 8m (82ft x 26ft) and the height is 7.17m (24ft) to eaves. Vehicle access is taken to the rear (west) elevation of the building

via an existing roller-shutter door. To operate in the existing building, Room 1 would be required to accommodate a number of essential functions. The location of the boreholes dictates that Room 1 would contain 1 no. vertical stainless steel water storage vessel (7m x 3.66m (22ft x 12ft)) toward the rear (west) of the room. Locating the storage vessel elsewhere in the building is not feasible as this would require the installation of extensive runs of new pipe-work. Moving the vessel away from Room 1 would prevent the utilisation of existing water pressure and create the need for additional floor drainage points. The location of a storage vessel in close proximity to the roller-shutter would result in increased risk of airborne contamination from dust and bacteria in the water extraction and bottling area and partially block the entrance and exit to the building.

- 2.6 The front (east) and central areas of Room 1 would incorporate a 19 litre polycarbonate bottling plant and an area dedicated for the cleaning and servicing of water coolers. Room 1 is the only appropriate location to undertake these functions given the close proximity of the storage vessel and existence of a drainage points at the front of the building.
- 2.7 To create floorspace for essential office and amenity space it would be necessary to construct a mezzanine floor extending back approximately 14m (46ft) from the front elevation above the front and central areas of the room. This would restrict working height under the mezzanine to 3.3m (11ft).
- 2.8 Adopting the above set-up/layout would fail to meet WB's objectives as the storage vessel and 19 litre PET bottling plant would partially block the roller-shutter access at the rear of Room 1. This would remain the only vehicular access to and from the production area. The layout of the necessary plant and equipment on the ground floor would restrict the remaining workable floorspace to only 51sq m (552sq ft). Limited workable floorspace and height restrictions due to the mezzanine (only 3.3m (11ft)) would severely restrict the operation of the forklift truck (1.1m (3.6ft) turning circle and 4.2m (13.8ft) reach) in the production area. Room 1 could not accommodate any racking.
- 2.9 To achieve this layout there would be a number of essential works to the current building including:
 - Roof – existing low-pitch roof to be removed and replaced with new 30° slate roof on timber battens, purlins and timber trusses;
 - Floor – existing 360mm deep reinforced concrete slab to be broken out and replaced with 100mm deep reinforced concrete slab;
 - Floor – Replace slab to south-west of room with 280mm deep reinforced concrete slab to support vertical stainless steel storage vessel;
 - Windows – 7 no. 9 panel windows to be replaced with wooden frame, double glazed, toughened glass windows to accord with Building Regulations and prevent heat loss;
 - Roller-shutter – break out existing rear wall and insert new steel lintel to support brickwork above new roller-shutter door (4.5m high x 3m wide);
 - Access – new opening to be constructed (2.5m wide x 2.75m high) to Room 2 with steel lintel to support masonry walls;
 - Mezzanine – construction of a new mezzanine floor structure (at 60% of ground floor area) consisting of 4 clear spanning steel beams supporting a floor constructed of 60mm metal decking and 130mm thick concrete;
 - Partition – construct new full height partition wall to enclose mezzanine area;

- Beams – existing lifting beams to the rear of room to be removed;
- Drainage – internal channel drainage and below ground drainage pipes required for wash down/spillages and new foul drainage connection to mains sewer;
- Boreholes – break out existing 360mm deep slab, clear backfilled rubble and install new stainless steel casings

Room 2 – Old Boiler House

2.10 Room 2 measures approximately 16.5m x 8.5m (54ft x 28ft) and the height is 6.45m to eaves (21 ft). This room is separated into two distinct areas and would be required to serve a number of functions. To accommodate WB's current operation, the area at the front (east) of Room 2 would be used as the main entrance, reception and toilets (x 2). This area would extend back approximately 5m and would be split over two floors, connecting to the mezzanine of Room 1 via a new staircase. The area to the rear measures approximately 12m x 8.5m (39ft x 28ft) and would operate as a storage area.

2.11 Room 2 provides the largest feasible storage area for WB's product although it is severely restricted. Room 2 contains traditional roof trusses which prevent storage at any height above 3.96m (13ft), restricting the storage of pallets to 3 high and failing to contribute to WB's aspirations to accommodate storage of up to 400 pallets to accommodate increased production and business expansion.

2.12 A new opening has been created to physically connect Rooms 1 and 2. Given the need to open the roller-shutter door in Room 1 to facilitate product transfer, an additional roller-shutter door is required to the rear elevation of Room 2 in order to minimise the conflict of production and handling in these areas and reduce the risk of contamination. However, this is not feasible as an additional roller-shutter would further hinder the storage capacity of the building and would require the movement of finished stock from Room 1 to Room 2 via the outside yard.

2.13 To achieve this layout a number of essential works to the current building would be required including:

- Roof – to be replaced with new 30° slate roof on timber battens, purlins and timber trusses with new full length roof lantern;
- Entrance / Reception / Welfare Facilities – form new 2-storey accommodation with 140mm blockwork walls, steel staircase and timber joist floor;
- Floor – existing slab to be broken out and replaced with 100mm thick reinforced concrete slab;
- Drainage – new foul drainage stacks to be introduced to connect service block to mains sewer via Room 1;
- Roller-shutter – break out existing rear wall and insert new steel lintel to support brickwork above new roller-shutter door;

Room 3 – Old Coal Shed

2.14 Room 3 measures approximately 12m x 6m (39ft x 20ft). It is not currently connected to Rooms 2 or 4 and can only be accessed from the existing external yard to the north of the building. Given its dimensions, location and configuration, the only purpose this area could serve is storage.

2.15 Like Room 2, this area is constructed with traditional roof trusses, restricting pallet storage space to a maximum height of 3.96m (13ft). The only access to Room 3 is taken from double doors on the front elevation. The area directly outside the doors

would be required for staff, customer and current residential parking. Its use for the transport of stock from the bottling plant would conflict with these uses and pose a potential health and safety risk for company personnel, customers and residents. The construction of an opening between Rooms 2 and 3 would negate this problem but available storage space would be further reduced by approximately 6 pallets to 90 pallets. This would represent less than 25% of WB's identified storage requirements.

- 2.16 To achieve this layout there would be a number of essential works to the current building including:

- Roof – to be replaced with new 30° slate roof on timber battens, purlins and timber trusses;
- Floor – existing flagstones to be removed and replaced with 100mm thick reinforced concrete slab;
- Walls – existing walls to be increased in height by approximately 300mm to increase clear height in the room;
- Access – form new opening (2.75m high x 2.5m wide (9ft x 8ft)) between Rooms 2 and 3 with new steel beams to support masonry walls.

Room 4 – Loading Area

- 2.17 Room 4 measures approximately 12m x 5m (39ft x 16ft) and was constructed as a more modern low height (2.35m (8ft) to eaves) loading bay. Room 4 is not accessible via any other building and the floor level is 1.2m (4ft) above the floor level of the building and the existing external ground level. The construction of an opening between Rooms 4 and 3 is not feasible due to the difference in levels of 1.2m. Steps, ramps or scissor lifts are not feasible due to the floorspace required and the further reduction in storage capacity in Room 3. The room could not be accessed by a forklift which, in any case, could not operate in this area due to internal height restrictions (1.15m (3.8ft) floor to eaves). Room 4 is not considered suitable as useable space and makes no meaningful contribution to WB's operation.

Summary and Conclusions on the Re-Use of the Existing Building

- 2.18 The use of the existing building to accommodate WB's water extraction and bottling operation is not feasible even when considering the potential conversion works based on:

- Provides only 36% (430sq m (4,629sq ft)) of the required useable floor space (1,200sq m (12,918sq ft)) or 46% (553sq m (6,287sq ft)) assuming the construction of a new mezzanine;
- Provides only 14% (28sq m (301sq ft)) of WB's required office and reception space (200sq m (2,153sq ft)) or 75% (151sq m (1,622sq ft)) assuming the construction of a new mezzanine;
- Accommodates only 2 x WC's with no kitchen/communal worker's areas;
- Provides only 33% (96 pallets) of the required pallet storage space (286 pallets);
- Essential works to improve accesses between rooms would reduce storage capacity even further;
- Accommodates only 1 vertical stainless steel storage vessel (7m x 3.66m (24ft x 12ft));
- Accommodates only 1 no. 19 litre polycarbonate bottling plant;
- Cannot accommodate modern high speed glass and PET bottling line (223sq m minimum area);

- Poor accesses prevent the efficient internal transfer of products and hinder forklift movements;
- Provides useable floorspace and restricted floorspace under the mezzanine to accommodate only 1 forklift truck (1.1m (12ft) turning circle / 4.2m (13.8ft) reach).

- 2.19 The current Altham Pumping Station cannot accommodate a feasible business for water extraction and bottling through improvement. The cost of the essential conversion works (see Appendix 3) have been established by Poole Dick Associates (Quantity Surveyors and Construction Management Consultants). The total cost of building works is £701,100 which equates to £1,289 per m² (£120 per ft²). The costs exclude the works to the sub structure as the Structural Survey (Ref: JFD/02/0302) dated February 2012 (see Appendix 4) raises concerns regarding the stability of ground conditions at the site. Based on trial hole observations the existing strata is considered to be generally poor and extensive settlement is deemed to have occurred on the property. The report observes that *"large areas of the existing building had been underpinned"* and additional cracks indicate that settlement is ongoing. Without further information it is not possible to accurately determine the additional costs required for the sub structure/ground works but it could add a further 10% - 20% to the total cost of the building works (i.e. £841,320 which equates to £1,547 per m² (£144 per ft²). In addition, the conversion work attracts a higher rate of design contingency at 15% given the increased likelihood of incurring additional risks/higher costs.
- 2.20 The conversion works do not secure a feasible business premises, cannot even meet WB's current requirements and does not provide opportunity to expand the business operation. The costs are commercially prohibitive and not viable even without an allowance for works to the substructure. The existing building will therefore remain unsuitable and not viable for modern day use.
- 2.21 Nolan Redshaw Ltd (NR) (Chartered Surveyors and Commercial Property Consultants) have assessed the viability of all potential options and attempts to give full consideration to the future of the site, based on their knowledge of the area and the market for employment land and premises within the Ribble Valley and immediately adjoining areas falling within the Boroughs of Hyndburn and Burnley (see Appendix 5). NR conclude that it would not be possible to refurbish the premises to suit modern day business/employment requirements without incurring a substantial financial loss. The conversion of the existing building, which is of an age and design which does not lend itself to refurbishment for a modern day business/employment use and would exacerbate the functional and physical obsolescence of the building with no guarantee of long term use. NR confirm that WB's proposal to redevelop the site with modern premises for accredited natural mineral water extraction and bottling, which will generate additional unique value and is the only suitable and viable option for the re-use of the site.

3.0 EXTENSION AND FACADE RETENTION

- 3.1 WB has also considered the viability of extending the existing building to achieve the largest possible internal floor area. This would involve 'squaring' off and extending the rear of the building. As part of the design process the minimum size of the rear service yard has been calculated based on the need to park all WB vehicles within the yard at the same time and allow for their associated movements e.g. swept path analysis.

- 3.2 On this basis, the building's rear extension could provide no more than an additional 445sq m (4,145sq ft) including Room 4 (60sq m (645sq ft)). Coupled with the area of the converted building (553sq m 6,287sq ft) including second floor offices and mezzanine (151sq m (1,622sq ft)), this would result in a total floor space of 998sq m (11,561sq ft). This total remains 17% short of WB's operational requirements and places height restrictions on racking thus reducing available pallet storage space.
- 3.3 In order to convert the existing building it would be necessary to replace the entire roof structure over Rooms 1, 2 and 3. To create the greatest amount of useable floorspace the existing rear walls (west elevation) would require demolition. Room 4 would be demolished and the existing 1.2m concrete slab broken out to achieve a level floor. These works are additional to the potential costs for conversion of the existing structure (£1,289 per m² / £120 per ft²) which are already prohibitive and not commercially viable (see Appendix 3). Based on the additional cost for: the removal of the existing roofs; removal of the rear walls; demolition and breaking out of Room 4 and slab; and the construction of a new extension to create a square building footprint including an entire new roof structure, the proposal would not be financially viable. Extending the building is not feasible and would still fall short of WB's floorspace requirements
- 3.4 To achieve further floorspace WB has considered façade retention with an extension. The façade of the existing building measures approximately 30m in length. Due to WB's minimum service yard requirements a new extension could continue back (west) a maximum of 32m. The side (south) elevation of the building could be removed and positioned 4m south, extending the existing façade. Extending any further than 4m to the south is not feasible as the minimum proposed new access requires 7.5m between the building's south elevation and southern site boundary. The demolition of Room 4, a modern extension which currently provides no useable floorspace, would require the replacement/reconstruction of a 5m length of the northern extent of the façade.
- 3.5 Extending the original façade by 4m to the south and 5m to the north would impact upon the original character of the building and would incur additional costs to the conversion of the existing structure (£1,289 per m² / £120 per ft²) which are already prohibitive and not commercially viable (see Appendix 3). To retain the aesthetic integrity of the original building, it would be necessary to reconstruct the style and pitch of the new roof structure to match the façade. The 32m x 34m roof structure would be supported by up to 15 columns, limiting the practical use of the floorspace. To justify the increased expenditure WB would need to secure additional height to allow for increased storage height in the new build. This would further alter the character of the building and increase costs due to the difficulty in realising the extension. For these reasons, façade retention and extension is not a realistic and commercially viable option.

4.0 NEW BUILDING

- 4.1 Having considered the existing building in its current form, its conversion and the potential for facade retention, it is clear that the construction of a new building on site provides the only feasible and viable development option to secure the re-use of the site and meet WB's current and future business aspirations based on:

- Provides 1,207sq m (12,993sq ft) of useable floorspace (1,200sq m (12,918sq ft));
 - accommodates a water cooler cleaning area;
 - accommodates 1 no. 19 litre polycarbonate bottling plant;
 - accommodates modern high speed glass and PET bottling line (223sq m minimum area);
 - Single workspace warehouse ensures provides an efficient and integrated working environment:
 - accommodates 3 vertical stainless steel water storage vessels (7m x 3.66m);
 - facilitates the efficient internal transfer of products and forklift movements;
 - allows the circulation of 3 forklift trucks (based on 1.1m (12ft) turning circle);
 - Provides 207sq m (2,218sq ft) of WB's of office and reception space (200sq m (2,153sq ft));
 - Accommodates appropriate welfare facilities to serve WB's current and future business (5 x WC's / 2 x kitchen areas);
 - Provides a new 8m wide, two-way main access road with footway to facilitate traffic / deliveries to and from the plant;
 - Provides dedicated parking facilities for employees and customers (x 10) including disabled bay and parking for residents (x 4).
- 4.2 The construction of a modern, purpose built water extraction and bottling plant at the site of the former Altham Pumping Station, is illustrated on the Proposed Plans (Ref: TRI-0815-05) and Elevations (Ref: TRI-0815-06).
- 4.3 The cost of the new build works (see Appendix 3) have been established by Poole Dick Associates and totals £883,300. The total exceeds the cost of the refurbishment works (£701,100) however the scheme is viable based on:
- The new build measures 1,207m² which is over twice the size of the refurbished building which measures 544 m²;
 - The new build costs £732 per m² (£68 per ft²) which is at least a 43% saving on buildings refurbishment cost of £1,289 per m² (£120 per ft²);
 - The new build costs allow for the new sub structure;
 - The new build does not require the higher rate of design contingency (reduced from 15% to 5%) given the reduced risks of incurring higher costs; and
 - The building justifies the expenditure including refurbishment of the boreholes based on securing a viable and sustainable modern business premises.
- 4.4 Nolan Redshaw (see Appendix 5) considered other potential uses for the site, should the proposed use not proceed. NR conclude that it would not be possible to refurbish the premises to suit modern day business/employment requirements without incurring a substantial financial loss. Redevelopment for office purposes in this locality would not be viable due to location, unusual building/layout, the overhead power lines traversing the site and would unviable costs. Demolition of the existing building and use of the site for open storage is not viable due to the overhead power lines and the nearby existing supply of storage land available at relatively low values.
- 4.5 The construction of a new building on site provides the only feasible and viable development option to secure the re-use of the site and meet WB's current and future business needs. The proposed new build will make the best use of a wasted

natural resource and a state-of-the-art production and bottling plant will secure a business local to the Simonstone area and further employment in the Borough.

5.0 CONCLUSION

- 5.1 The site of the former Altham Pumping Station was purchased by WB to secure the company's long term future by harnessing a valuable natural resource and exploiting the market potential for accredited natural mineral water unique to the Ribble Valley.
- 5.2 To manage the delivery of business premises capable of accommodating the supply and bottling of natural mineral water including bulk bottled water cooler equipment the feasibility and commercial viability for the re-use, conversion and expansion of the current building has been assessed.
- 5.3 The conversion of the existing building, which is of an age and design which does not lend itself to refurbishment for a modern day business/employment use and would exacerbate the functional and physical obsolescence of the building with no guarantee of long term use. The assessment confirms that the conversion of the existing building is not commercially viable. Furthermore, the converted building cannot accommodate WB's current operation as it provides only 33% of the required pallet storage space and only 36% of the required useable floorspace. The building does not allow for the expansion of the business which is critical for long term sustainability.
- 5.4 Extension of the existing building and facade retention has been considered against WB's operational requirements and has ultimately proved commercially unviable. Based on existing site restrictions and to create the greatest amount of useable floorspace, much of the existing building would require demolition i.e. all rear walls; Room 4 and all internal walls. Coupled with the extensive structural works required for the building's conversion, works to the sub structure work which have not been established at this stage and the costs to rebuild and extend the structure, this would be commercially unviable and would not justify the expenditure as it would fail to meet WB's requirements.
- 5.5 It is clear that the only feasible and viable option to secure redevelopment of the redundant site for practical re-use is the demolition of the existing building and construction of a modern, purpose-built water extraction and bottling facility based on the additional unique value secured through the extraction of accredited natural mineral water. The new build project will secure a building that is twice the size of the existing Pumping Station at approximately half the cost per m² of the existing building refurbishment and includes works to the sub structure. A new build is more viable as it significantly reduces the risks of incurring higher costs associated with the refurbishment.
- 5.6 The new building for water extraction is the only means to justify the expenditure of redeveloping the site and refurbishing the boreholes as it will secure a viable and sustainable modern business premises.

Appendix 1 – Envireau-Water Borehole Decommissioning (15.02.12)

Appendix 2 – Borehole Refurbishment (27.10.11)

Appendix 3 – Poole Dick Feasibility Estimate (22.02.12)

Appendix 4 - Romala Design Structural Survey (14.02.12)

Appendix 5 – Nolan Redshaw Supporting Statement (March 2012)

Ref: P:\Waterboy (1271)\LetterR2.docx

15th February 2012

Damian Entwistle
Waterboy
Unit 10
Venture Court
Altham Industrial Estate
Accrington
Lancashire
BB5 5WH

BY EMAIL

Dear Mr Entwistle,

**FORMER ALTHAM PUMPING STATION, SIMONSTONE
DECOMMISSIONING OF BOREHOLES**

Further to our recent visit, we are now in a position to provide outline recommendations for decommissioning the four boreholes at the above site, together with budget costs for the works. The recommendations and costs included in this letter are our opinions and are based on our observations during our visit and the data that has been provided to us for review.

This letter is written in accordance with our standard Terms of Engagement, a copy of which is attached.

Background

The four boreholes are in various states of disrepair, having been abandoned by United Utilities prior to you purchasing the site. The boreholes are artesian but have been left uncapped and allowed to "overflow" to the adjacent River Calder. If there is no intention to reuse the boreholes in the future, then they must be properly decommissioned in accordance with Environment Agency guidance.

Recommended Works

We would recommend that the boreholes are decommissioned in the following way:

Borehole 1 & 2

The two boreholes inside the building are approximately 50m in depth. They should be backfilled with pea gravel from their base to approximately 35m below ground level. A 10m grout seal should then be emplaced above the gravel and allowed to cure for at least 24 hours. The remainder of the boreholes can then be backfilled with concrete. Alternatively, the boreholes could be fully grouted from the top of the gravel to surface.

North Office, 646 Market Street
Whitworth, Lancashire, OL12 8LD

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e info@envireauwater.co.uk
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envireau
WATER

Envireau Ltd. Registered in England & Wales No. 6647619
Registered office: Cedars Barn Farm, Market Street, Draycott, Derbyshire, DE72 3NB, UK

Borehole 3 & 4

The two boreholes outside the building are approximately 107m in depth. They should be backfilled with pea gravel from their base to approximately 85m below ground level. A 10m grout seal should then be emplaced above the gravel and allowed to cure for at least 24 hours. The remainder of the borehole can then be backfilled with concrete. Alternatively, the boreholes could be fully grouted from the top of the gravel to surface.

Owing to their artesian nature, water levels in the boreholes will need to be lowered and controlled during grouting works. If the water pumped from the boreholes is clean, it may be possible to discharge it to the Calder so long as the necessary environmental permits are in place. Otherwise, water will need to be pumped to tanker and disposed of at an accredited facility.

We understand that the previous site owner's backfilled borehole 4 almost completely with rubble from a building they demolished. This material should be extracted from the borehole in order to carry out adequate decommissioning. The material from the borehole should be disposed of to an appropriate facility, depending on its nature and composition.

Budget Costs

Decommissioning boreholes 1 & 2 is likely to cost in the region of £15,000 to £20,000 each

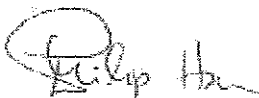
On account of their greater depth, decommissioning boreholes 3 & 4 could cost in the region of £25,000 to £30,000 each. This assumes that the rubble in borehole 4 can be extracted (by others) prior to decommissioning. If the rubble needs to be drilled out then an additional budget of up to £30,000 should be allowed at this stage.

A budget of approximately £15,000 should be allowed for consulting and associated fees. This would include the costs associated with obtaining the relevant environmental permits to cover the period of works.

We therefore recommend that a budget of **£145,000 + VAT** is put in place at this stage to facilitate decommissioning of the four boreholes at the site. Please note that there is no guarantee that the decommissioning works can be completed to a satisfactory standard for this sum of money. There is a possibility that currently unforeseen issues may arise as the decommissioning works progress and additional budget could therefore be required.

We hope this information provides you with a realistic estimate of the likely scale of costs associated with the decommissioning works however, please do not hesitate to contact us should you require and further clarification.

Yours sincerely,



Dr Phil Ham MEng PhD MSEE
Senior Hydrogeologist

ENVIREAU LTD

COMPANY DETAILS

Registered Address: Cedars Farm Barn
Market Street
Draycott
Derbyshire
DE72 3NB

Registered No.: 6647619 (England & Wales)
VAT No.: 988 0475 68

DUNS: 211233682

Operating Names: Envireau Water
Carbon Zero Consulting

Insurances:	Employers Liability	£10 000 000	Royal & SunAlliance
	Public/Products Liability	£5 000 000	Royal & SunAlliance
	Professional Indemnity	£3 000 000	HCC Div. Fin. Products Ltd

Bank: NatWest Bank
47 Belvoir Road
Coalville
Leicestershire
LE67 3QJ

Sort code - 60-06-02
Account no 76593653

ORGANISATION

Managing Director	James Dodds
Director	John Findlay
Director	Richard Brewin FCA

Principal Hydrogeologist	Lee Clarke
Senior Hydrogeologist	Dr Phil Ham (Northern Office Manager)
Principal Water Resources Specialist	Tamsin Morey
Senior Project Manager	Simon Coffey

Cedars Farm Barn, Market Street
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Envireau Ltd Registered in England & Wales No. 6647619

**envireau**
WATER

Envireau Ltd ("Envireau")
Operating as Envireau Water / Carbon Zero Consulting
STANDARD TERMS OF ENGAGEMENT FOR THE PROVISION OF SERVICES

1. DEFINITIONS

In these conditions unless the context otherwise requires, the following expressions shall have the following meanings: -

- 1.1 "Background Information" means any documents, drawings, plans, maps, charts, images, records or other materials and any data or other information provided by the Client or by a third party on behalf of the Client to Envireau relating to the Services.
- 1.1.2 "The Client" is the person, firm or company to whom the Company provides the Services.
- 1.1.3 "Confidential Information" means such Background Information which the Client expressly informs Envireau is of a confidential nature;
- 1.1.4 "Contract" means the contract for the provision of Services by Envireau to the Client, comprising these conditions, the Schedule and any Technical Proposal
- 1.1.5 "Output Material" means any documents, drawings, plans, maps, charts, images, records or other materials and any data or other information provided by Envireau to the Client or to a third party on behalf of the Client relating to the Services.
- 1.1.6 "Schedule" means the Schedule to the Contract prepared by Envireau.
- 1.1.7 "The Services" means those services, details of which are set out in the Technical Proposal and include but are not limited to all reports, documents, plans, drawings, data, or information
- 1.1.8 "Technical Proposal" means the document prepared by Envireau, which sets out the details of the Services to be provided by Envireau, as may be amended from time to time by Envireau. The document may comprise a report, letter, e-mail or fax.

The headings in these conditions are for ease of reference only and shall not affect its interpretation.

2. SERVICES

- 2.1 Envireau undertakes to carry out the Services with reasonable skill and care, in a professional manner in accordance with the Contract and (subject as provided elsewhere in these conditions) the reasonable instructions of the Client from time to time.
- 2.2 A binding contract shall come into force between Envireau and the Client for the provision of the Services upon the acceptance by Envireau of the Client's order for Services, whether such order and/or acceptance is given verbally or in writing and whether or not the parties sign the Schedule. These conditions shall apply to all Contracts, to the exclusion of any other terms and conditions by which the Client orders or purports to order the Services. Subject as provided in these conditions no variation to any Contract (including but not limited to these conditions or the contents of the Schedule) is valid unless it is agreed by the parties in writing.
- 2.3 Once a binding contract comes into force under clause 2.2, it may not be cancelled by the Client except as expressly provided in these conditions.
- 2.4 Envireau may correct any typographical or other errors or omissions in any quotation or Output Material without any liability to the Client.
- 2.5 Envireau shall be entitled from time to time to amend the Technical Proposal by written notice to the Client where Envireau deems it necessary in its professional judgement.

3. CHARGES

- 3.1 In consideration of Envireau providing the Services, the Client shall remunerate Envireau in accordance with the rates and terms included in Technical Proposal and/or the Schedule.
- 3.2 Envireau shall be entitled to make an additional charge for the provision of services which, in Envireau's sole discretion, are required in addition to the Services set out in the Technical Proposal as a result of the Client's instructions or lack of instructions, the inaccuracy of any Background Information or any other cause attributable to the Client. Any such additional charge shall be calculated at the hourly or daily rate stipulated in the Schedule and based on the actual time spent by Envireau in respect of providing such additional Services.
- 3.3 The parties may agree in writing signed by an authorised signatory to vary the charges and if they do so the Contract shall apply as varied.
- 3.4 All sums payable by the Client under any Contract are exclusive of VAT for which the Client shall be additionally liable at the applicable rate from time to time.
- 3.5 Envireau shall invoice the Client monthly in arrears in respect of the Services carried out in the previous calendar month or at the times specified in the Technical Proposal. Payment of Envireau's invoices must be made by the Client in full without deduction or set-off to Envireau forthwith in the case of consumers or within 28 days of the date of the invoice in the case of business customers. Time for payment by the Client shall be of the essence of the Contract.
- 3.6 Where Envireau has reasonable grounds to suspect that the Client is or may be insolvent or is unable to pay its debts, or may cease to trade, then notwithstanding any other agreed terms for payment, Envireau shall be entitled to invoice the Client immediately for the full cost of the Services or a sum on account of the Services and the Client shall pay any such invoices prior to Envireau continuing to provide the Services and/or supplying any Output Material. Envireau shall not be liable for any delay in performing the Services or providing any Output Material where such delay is caused by the Client failing to pay any such invoice.
- 3.7 The Client shall only be entitled to such discounts as are set out in the Technical Proposal or as agreed in writing from time to time by Envireau.
- 3.8 If any payments are not made by the Client on the due date, Envireau shall be entitled, without limiting any other rights it may have, to charge interest on the outstanding amount (both before and after any judgment) at the rate of 4 per cent above the base rate from time to time of National Westminster Bank plc or (where applicable) the rate specified under the Late Payment of Commercial Debts (Interest) Act 1998 (if higher) from the due date until the outstanding amount is paid in full.
- 3.9 In addition to the payment of the charges under clause 3.1, the Client shall reimburse Envireau for the office and IT costs, special costs and/or expenses (including travel, hotel and subsistence costs) incurred by Envireau in providing the Services. Brief details of the anticipated nature of the special costs and/or expenses is set out in the Technical Proposal, but this is not intended to be an exhaustive list.

4. OBLIGATIONS OF THE CLIENT

- 4.1 The Client shall furnish Envireau in English, without charge and within a reasonable time all pertinent data and information available to it relating to the Services and/or site and shall give such assistance as shall reasonably be required by Envireau for the carrying out of Envireau's duties under any Contract. The Client shall where appropriate give its decisions on all Output Material in such reasonable time as not to delay or disrupt the continuing performance by Envireau of the Services.
- 4.2 The Client shall ensure the accuracy of all Background Information.
- 4.3 The Client shall at its own expense retain duplicate copies of all Background Information and insure it against accidental loss or damage. Envireau shall have no liability for any such loss or damage, however caused. All Output Material shall be at the sole risk of the Client from the time of delivery to the Client or to any third party on behalf of the Client.
- 4.4 The Client shall make available to Envireau and its representatives, free of charge and in a timely manner for the purposes of the Services, the necessary equipment and facilities.
- 4.5 The Client shall facilitate the timely granting to Envireau and any of its agents unobstructed access to all relevant sites and locations involved in the carrying out of the Services.

5. COMPLETION OF WORKS

- 5.1 Subject to the other provisions of this Clause a binding contract shall continue in force until the agreed Services have been completed.
- 5.2 Envireau will use its reasonable endeavours to provide the Services to the Client within the agreed timescale, but Envireau shall not be liable for any delay in the provision of Services, however caused. Time for performance by Envireau shall not be of the essence of the Contract.
- 5.3 The Client may by 14 days prior written notice to Envireau at any time give notice of its intention to abandon the Services in whole or in part or to terminate this Agreement. Upon receipt of such notice Envireau will cease to provide the Services.
- 5.4 Without prejudice to its other rights and remedies Envireau may by written notice to the Client terminate any Contract or suspend the provision of any Services forthwith if Envireau has not received payment of that part of any invoice which is not the subject of a bona fide dispute on the due date for payment.
- 5.5 Either party may (without prejudice to its other rights and remedies) at any time terminate the Contract by giving written notice to the other if:
 - (i) the other commits any breach and, where the breach is capable of remedy, fails to remedy the breach within 21 days after being required by written notice to do so. For the avoidance of doubt if the Client is in breach of its obligation to pay this shall not be a breach that is capable

- of remedy; OR
- (ii) the other party goes into liquidation, becomes bankrupt, makes a voluntary arrangement with its creditors or has a receiver or administrator appointed in respect of it or any analogous event of insolvency in the jurisdiction in which the Client is based occurs in respect of the Client.
- 5.6 Upon suspension or termination of the Contract under these conditions Envireau will be entitled to be paid a reasonable sum for the Services carried out by Envireau prior to the date of suspension or termination and to receive reimbursement in full for such costs as specified in these conditions, as shall have been incurred by Envireau prior to the effective date of such suspension or termination and for all costs incidental to the orderly cessation of the Services, including the cost of demobilisation and repatriation of Envireau or its representatives thereof assigned outside the UK.
6. **LIMITATION OF LIABILITY**
- 6.1 Envireau will not have any liability whatsoever for any damage, losses, costs, claims and expenses resulting from any act or omission of the Client or from any act or omission of the Client's employees or contractors or suppliers.
- 6.2 Envireau shall not be liable to the Client for any loss, damage, costs, expenses or other claims for compensation arising from any Background Information or instructions supplied by the Client which are incomplete, inaccurate, illegible, out of sequence or in the wrong form or arising from their late arrival or non-arrival or any other fault of the Client.
- 6.3 Without prejudice to the generality of clauses 6.1 to 6.2 Envireau shall have no liability whatsoever whether in contract or tort (including but not limited to negligence) for any damage, direct loss, claims, costs, expenses or liability suffered by the Client as a result of or arising out of any contamination or other damage occurring during the course of the Services or as a result of the Services being carried out where such contamination or damage is as a result of or arising out of (whether wholly or partially)
- 6.3.1 any condition or feature of the Client's property or property of any third party or the positioning of any drains, pipes, cables or other materials (whether or not the Client is aware of the same) of which Envireau is not aware; or
- 6.3.2 any act or default of the Client or any third party or any breach of the Client's obligations.
- 6.4 Envireau shall not be liable for any loss of profits, loss of contracts, or indirect or consequential losses of the Client however arising.
- 6.5 Without prejudice to and subject to sub-clauses 6.1 to 6.4 above, in the event of any breach of the Contract by Envireau or the negligence of Envireau, its employees or agents the remedies of the Client in respect of any direct losses, claims, costs, liability and expenses incurred by the Client shall be limited to damages which shall in no circumstances exceed in aggregate the price of the Services (subject to the provisions of clause 6.7).
- 6.6 These conditions state the full liability of Envireau in respect of any contracts with the Client for the provision of Services, and all other implied warranties, conditions or other term or any duty at common law is hereby excluded to the extent permitted by law.
- 6.7 Nothing in these condition limits or excludes or is intended to limit or exclude Envireau's liability for death or personal injury caused by its negligence.
- 6.8 Where the Client deals as a consumer these conditions shall not affect the Client's statutory rights.
- 6.9 The Output Material and the Services are provided by Envireau for the benefit of the Client only and Envireau shall not have any liability to any third party whether in contract, tort or otherwise (subject to clause 6.7) for any use by a third party of the Output Material or reliance by a third party on the Services or the Output Material.
- 6.10 Clause 5.2 and this clause 6 set out the entire liability of Envireau under or arising out of the Contract, whether in contract, tort (including but not limited to negligence) or otherwise and Envireau shall have no other liability whatsoever.
7. **RIGHTS IN BACKGROUND INFORMATION AND OUTPUT MATERIAL**
- 7.1 Subject always to the rights of any third parties, the property and any copyright or other intellectual property rights in:
- 7.1.1 any Background Information shall belong to the Client.
- 7.1.2 any Output Material shall, unless otherwise agreed in writing between the Client and Envireau, belong to Envireau, but the Client shall be entitled to use the Output Material for the purposes of utilising the Services by way of a non-exclusive licence subject to payment in full of all sums payable under the Contract.
- 7.2 The Client warrants that any Background Information and its use by Envireau for the purpose of providing the Services will not infringe the copyright or other rights of any third party, and the Client shall indemnify Envireau against any loss, damage, costs, expenses or other claims arising from such infringement.
8. **GENERAL CONDITIONS**
- 8.1 Envireau will use its reasonable endeavours to comply with such norms, obligations and requirements related with environmental, labour and industrial safety that have been notified to Envireau by the Client.
- 8.2 Envireau agrees that it will keep confidential all Confidential Information and, without the prior written consent of the Client, will not disclose to any third party any Confidential Information provided that any of the Confidential Information may be disclosed to those representatives, agents or sub-contractors of Envireau who in each case need to know such Confidential Information in connection with the provision of the Services. The restriction under this clause shall not apply to any Confidential Information which is or becomes public knowledge.
- 8.3 The Contract constitutes the entire agreement between the parties in respect of the subject matter and supersedes any previous agreement or understanding except as set out in writing between the parties. All other terms express or implied by statute or otherwise are excluded to the fullest extent permitted by law.
- 8.4 Any notice required or permitted to be given by either party to the other under a Contract shall be in writing addressed to the other party at the address stipulated in the Technical Proposal, or such other address as may from time to time be notified pursuant to this clause to the party giving the notice.
- 8.5 No failure or delay by either party in exercising any of its rights under the Contract shall be deemed to be a waiver of that right, and no waiver by either party of any breach of Contract by the other shall be considered as a waiver of any subsequent breach of the same or any other provision.
- 8.6 If any provision of the Contract is held by any court or other competent authority to be invalid or unenforceable in whole or in part, the validity of the other provisions of these conditions and the remainder of the provision in question shall not be affected.
9. **FORCE MAJEURE**
- 9.1 In the event that Envireau or the Client is prevented from carrying out its obligations under any Contract as a result of any cause beyond its control such as but not limited to Acts of God, war, acts of terrorism, strikes, lock outs, flood and failure of third parties to deliver goods, the affected party shall be relieved of its obligations and liabilities under such Contract for as long as such cause continues. The affected party shall resume performance as soon as reasonably possible.
10. **GOVERNING LAW AND JURISDICTION**
- 10.1 This agreement shall be governed by and construed in accordance with English law and the parties hereby submit to the exclusive jurisdiction of the English Courts.
11. **RIGHTS OF THIRD PARTIES**
- 11.1 No term of any Contract shall be enforceable under the Contracts (Rights of Third Parties) Act 1999 by a person who is not a party to the Contract.

THE SCHEDULE

The provisions of this Schedule must be read in conjunction with Envireau's standard terms of engagement for the provision of Services and the Technical Proposal, and together these form the Contract between Envireau and the Client.

THE PARTIES

Envireau: Envireau Ltd, Cedars Farm Barn, Market Street, Draycott, Derbyshire DE72 3NB

The Client: _____

of whose principal place of business is at whose registered office is at _____

THE FEES

The Parties agree that the fees for the Services applicable to the Contract are those as set out in the Technical Proposal.

Any work undertaken that is not specified in the Technical Proposal and for which a fee is not agreed in writing then a variable rate according to the time spent by Envireau in providing the Services plus VAT, plus office and IT costs, expenses and special costs, will be charged based on the rates and charges set out below.

TIME / RATE / EXPENSES			
Daily/hourly rate	Director :	£92.50/hr / £740/day	
	Principal 1 :	£76.88/hr / £615/day	Principal 2 : £71.88/hr / £575/day
	Senior 1 :	£65.63/hr / £525/day	Senior 2 : £56.25/hr / £450/day
	Staff :	£49.38/hr / £395/day	Assistant : £41.25/hr / £330/day
Special Costs	Cost to Envireau plus 10%		
Mileage	£0.65/mile	Office & IT Costs	10% of the time fee charged to the Client
INVOICES Invoices will be raised by Envireau and paid by the Client in accordance with clause 3.5			
NOTES Special costs include but are not limited to: the purchase of data; laboratory charges; specialist service providers; supply of tools and equipment; application fees; licence/consent/permit fees; advertising fees; courier and exceptional postage charges; external printing charges; internal printing charges;			

Signed by Envireau _____

Date _____

Signed by an authorised signatory of the Client

Signature _____

Name _____

Position _____

Date _____

Dr Phil Ham
Envireau Water
646 Market Street
Whitworth
Lancashire
OL12 8LD

Date: 27th October 2011
Tel. No.: 01706 853598
Est. No.: BAM3810
Site Address: Waterboy, Accrington
N.G.R.: unknown
Target Yield: N/A
Supply: Commercial

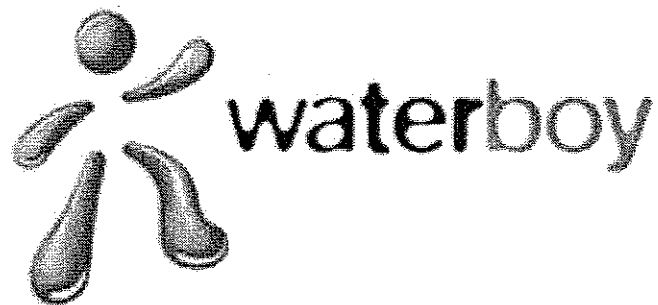
BOREHOLE REFURBISHMENT

PLEASE NOTE THAT ALL PRICES ARE SUBJECT TO V.A.T.

No.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	Mobilise to site all plant & equipment	SUM			2,700.00
2	Set up all plant & equipment	SUM			750.00
3	Waiting time, plant and labour	HR		125.00	-
4	Supply 304 grade 8" stainless steel Sched 10 casing	MTR	36	93.50	3,366.00
5	Supply 8" x 40" stub to base of casing	budget			750.00
6	Supply 8" weld collars	SUM			200.00
7	Install stainless steel casing	DAY	1	1,200.00	1,200.00
8	Supply & install 10mm formation stabiliser & sand pack	MTR ³	1	225.00	225.00
9	Well development Including time to install & remove	HR	20	150.00	3,000.00
10	Supply & install grout to annulus	MTR ³	30	325.00	9,750.00
TOTAL PRICE					21,941.00

Plus V.A.T.

The above price is an estimate only, based on the information supplied and will be adjusted on completion of the works in accordance with the attached specification



ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE

REVISION B

22nd February 2012



Prepared by:

Poole Dick Associates
Construction Management
Consultants
Waterfold Park
Bury
BL9 7BR

Tel: 0161 447 8500
Fax: 0161 447 8501

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

CONTROLLED DOCUMENT

Job Nr. 4986

Status: Feasibility Estimate

	<i>Name</i>	<i>Signature</i>	<i>Date</i>
<i>Prepared by:</i>	H Brankin	<i>Hannah Brankin</i>	22/02/2012
<i>Reviewed by:</i>	D Berrisford	<i>Dave Berrisford</i>	22/02/2012
<i>Approved by:</i>	S Connolly	<i>Stephen Connolly</i>	22/02/2012

<i>Revision:</i>	<i>Notes:</i>
A	Minor changes to descriptions and floor area to Building 3
B	Minor changes

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

Contents:

Executive Summary

- 1 Introduction
- 2 Basis of The Estimate
- 3 Exclusions
- 4 Assumptions
- 5 Existing Building Refurbishment Works
- 6 New Build Works

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

Executive Summary

Existing Building Refurbishment

Cost of Building Works	£701,100.00
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Excludes any works to the existing substructures

Cost per m ²	£1,289.00
-------------------------	-----------

Cost per ft ²	£120.00
--------------------------	---------

Gross Floor Area	544m ²
------------------	-------------------

Preliminaries	15%
---------------	-----

Contingency	15%
-------------	-----

New Build

Cost of Building Works	£883,300.00
-------------------------------	--------------------

Including new substructure works

Cost per m ²	£732.00
-------------------------	---------

Cost per ft ²	£68.00
--------------------------	--------

Gross Floor Area	1,207m ²
------------------	---------------------

Preliminaries	15%
---------------	-----

Contingency	5%
-------------	----

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

1. Outline Of The Scheme

This report has been commissioned by Damian Entwistle for and on behalf of Waterboy, the current owners of a disused pumping station at Altham in Lancashire.

We have been instructed to prepare feasibility estimates for 2 options;

Option 1: - Refurbishment and renovation of the existing building to suit the Client's business operations.

Option 2: - The demolition of the existing building and the construction of a new facility to suit the Clients business operations.

2. Basis of the Estimate

The estimate is based on the following information:-

TRI CAD Solution Limited Drawings

TRI-0815-01 Proposed New Building

TRI-0815-02 Existing Site Layout

TRI-0815-03 Existing Plans and Elevations

Fairhursts Structural Survey Summary dated 1st February 2012

The Historic Environment Consultancy's report dated 20th July 2011.

Notes and photographs taken during a site visit on Wednesday 28th January 2012.

Note: - Measurements should not be relied upon for purposes other than generating a feasibility estimate of cost plan.

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

3 Exclusions

- Land remediation and abnormal ground works
- Works to reinforce the substructure of the existing building
- Works in association with existing bore holes
- Site acquisition and associated costs
- Local authority fees and charges
- Finance charges
- Professional fees
- Value Added Tax

4 Assumptions

The costs for the refurbishment option include a fit out item which in the absence of a detailed specification allows for internal finishes, fittings (other than loose furniture), sanitary appliances and mechanical and electrical installations. Costs are based on historical data from similar projects

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

EXISTING BUILDING REFURBISHMENT WORKS

5.0 Summary

	Gross Internal Area (m ²)	Gross Internal Area (ft ²)
Building 1		
Ground Floor Area	201 m ²	2,164 ft ²
Mezzanine Floor Area	115 m ²	1,238 ft ²
Building 2		
Ground Floor Area	131 m ²	1,411 ft ²
1st Floor Area	25 m ²	270 ft ²
Building 3		
Ground Floor Area	72 m ²	775 ft ²
Total Areas	544 m²	5,858 ft²

Elemental Analysis

	Total
Substructure	56,855
Frame	0
Upper Floors	22,625
Roof	84,525
Stairs	25,000
External Walls	109,900
Windows and External Doors	63,500
Internal Walls and Partitions	3,250
Internal Fit Out	136,000
Building Cost Sub Total	501,655
Preliminaries @ 15%	75,248
Design Contingency/ Risk @ 15%	75,248
Main Contractors Profit & Overheads @ 7.5%	48,911
Grand Total	701,063
Say	701,100
Cost / m²	1,289
Cost / ft²	120

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. B
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
<u>BUILDING WORKS</u>					
1	<u>Substructure</u>				
	<u>BUILDING 1</u>				
a	Break out existing 360mm deep reinforced slab to Building 1	200	m²	50.00	10,000
b	Replace slab to Building 1 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade. Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loading	180	m²	75.00	13,500
c	Replace slab to south-west of room with 280mm deep reinforced concrete slab. Allow for 30kg/m2 reinforcement in slab. New slab to support vertical stainless steel storage vessel to 100kn/m2 of imposed loading	20	m²	100.00	2,000
d	Install internal channel drainage and below ground drainage pipes required for wash down / spillages to Building 1	1	Item	5,000.00	5,000
e	Install new foul drainage stack. Drainage run to fall under gravity to existing combined sewer in the main road to Building 1	1	Item	2,500.00	2,500
	<u>BUILDING 2</u>				
f	Break out existing 360mm deep reinforced slab to Building 2	131	m²	50.00	6,550
g	Replace slab to Building 2 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade. Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loadings to Building 2	131	m²	75.00	9,825
h	Install new foul drainage stacks to pick up 3-5 toilets in the accommodation block in Building 2. Foul drainage to run to the proposed drainage from Building 1 and on to the combined sewer in the adjacent road	1	Item	1,000.00	1,000
	<u>BUILDING 3</u>				
i	Existing flag stones to be removed	72	m²	15.00	1,080
j	Replace flags to Building 3 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade. Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loadings to Building 3	72	m²	75.00	5,400
Substructure subtotal					56,855
2A	<u>Frame</u>				
a	None		Item		0
Frame subtotal					0
2B	<u>Upper Floors</u>				
	<u>BUILDING 1</u>				
a	Install new mezzanine upper floor structure at 60% of the ground floor area, consisting of 4nr clear spanning steel beams and perimeter shelf angles supporting floor constructed of 60mm metal decking and 130mm thick concrete to Building 1	115	m²	175.00	20,125
	<u>BUILDING 2</u>				
b	Form new timber joist upper floor to the new office/admin 2 storey accommodation to the front of Building 2	25	m²	100.00	2,500
	<u>BUILDING 3</u>				
c	No works	-	-	-	-
Upper Floors subtotal					22,625

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. B
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
2C	Roof				
	BUILDING 1				
a	Remove existing low pitch roof and replace with new 30 degrees slate roof on timber battens, purlins and timber trusses. Timber trusses at approximately 3.5m centres to Building 1	200	m²	175.00	35,000
	BUILDING 2				
b	Remove existing low pitch roof and replace with new 30 degrees slate roof on timber battens, purlins and timber trusses. Timber trusses at approximately 3.5m centres to Building 2	131	m²	175.00	22,925
	BUILDING 3				
c	Replace the roof to Building 3 with new 30 degrees slate roof on timber battens, purlins and timber trusses.	72	m²	175.00	12,600
d	Replace 2nr roof lights to Building 3	2	Nr	2,000.00	4,000
	GENERALLY				
e	Rainwater goods to all elevations to be cleaned, repaired or re-instated where appropriate	1	Item	10,000.00	10,000
	Roof subtotal				84,525
2D	Stairs				
	BUILDING 1				
a	Demolish existing entrance steps and replace new entrance steps to be the new height of proposed mezzanine level; 18nr steps in stone to match the existing	1	Item	20,000.00	20,000
	BUILDING 2				
b	Provide steel stairs to the new office/admin 2 storey accommodation to the front of Building 2	1	Item	5,000.00	5,000
	BUILDING 3				
c	No works	-	-	-	-
	Stairs subtotal				25,000
2E	External Walls				
	BUILDING 1				
a	Repair crack to the former front entrance of Building 1	1	Item	2,000.00	2,000
b	Form new 2.5m wide x 2.75m tall opening between Building 1 and Building 2 providing new steel lintels to support the masonry walls over	1	Item	1,500.00	1,500
c	Brick up the existing opening between Building 1 and Building 2	1	Item	1,000.00	1,000
d	Break out existing rear wall and provide new roller shutter door (4.5m high x 3m wide) to Building 1. New steel lintel is required to support the brickwork above the proposed roller shutter door	1	Item	10,000.00	10,000
e	Brickwork to be re-built adjacent to the existing rear door	1	Item	5,000.00	5,000
	BUILDING 2				
f	Form new office/admin 2 storey accommodation to the front of Building 2 with 140mm blockwork walls and timber joist upper floor	280	m²	30.00	8,400

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. B
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
g	Break out existing rear wall and provide new roller shutter door to Building 2 New steel lintel is required to support the brickwork above the proposed roller shutter door	1	Item	10,000.00	10,000
h	Form new 2.5m wide x 2.75m tall opening between Building 2 and Building 3 providing new steel lintels to support the masonry walls over	1	Item	2,000.00	2,000
i	Repair damage to existing brickwork adjacent to Building 2	1	Item	5,000.00	5,000
j	Brickwork to be re-built on the corner of Building 2	1	Item	5,000.00	5,000
	<u>BUILDING 3</u>				
k	Increase the height of the existing walls by approximately 300mm to increase the clear height of the room to Building 3	1	Item	10,000.00	10,000
	<u>GENERALLY</u>				
l	Brickwork to all elevations to be cleaned and re-pointed	1	Item	30,000.00	30,000
m	Vegetation to be removed and brickwork to be replaced and made good	1	Item	20,000.00	20,000
n	All external cracks in the brickwork to be repaired (included)	-	-	-	-
	<i>External Walls subtotal</i>				109,900
2F	<u>Windows and External Doors</u>				
	<u>BUILDING 1</u>				
a	Replace 2nr 9 panel windows on North Elevation of Building 1; windows to be wooden frame with double glazed toughened glass to help prevent heat loss	1	Item	5,000.00	5,000
b	New entrance doorway and windows to top of the steps to match existing to the East Elevation	1	Item	10,000.00	10,000
c	Doorway and window to be removed from under the steps to the East Elevation	1	Item	2,500.00	2,500
d	Replace 7nr 9 panel windows on South Elevation of Building 1; windows to be wooden frame with double glazed toughened glass to help prevent heat loss	1	Item	17,500.00	17,500
e	Lower existing roller shutter to approximately 225mm to suit internal slab levels on the West Elevation	1	Item	2,500.00	2,500
	<u>BUILDING 2</u>				
f	Replace existing rear door to Building 2	1	Item	4,000.00	4,000
g	Make good around roller shutter door	1	Item	2,000.00	2,000
	<u>BUILDING 3</u>				
h	No works	-	-	-	-
	<u>GENERALLY</u>				
i	Replace all existing wooden framed doors and windows to the East Elevation	1	Item	20,000.00	20,000
	<i>Windows & External Doors subtotal</i>				63,500
2G	<u>Internal Walls & Partitions</u>				
	<u>BUILDING 1</u>				
a	Provide new full height partition wall to the open end of the structure to enclose the mezzanine area to Building 1	30	m²	75.00	2,250
b	Remove existing lifting beams towards the rear of the room to Building 1	1	Item	1,000.00	1,000

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. B
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
	<u>BUILDING 2</u>				
c	No works	-	-	-	-
	<u>BUILDING 3</u>				
d	No works	-	-	-	-
Internal Walls & Partitions subtotal					3,250
2H	Internal Fit Out				
	<u>ALL BUILDINGS</u>				
a	Internal fit out costs including wall, floor and ceiling finishes, fittings, sanitary appliances, mechanical and electrical installations, and upgrading the structure to current regulations	544	m ²	250.00	136,000
Fit Out subtotal					136,000
Building Subtotal					501,655

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B NEW BUILD WORKS

6.0 Summary

	Gross Internal Area (m ²)	Gross Internal Area (ft ²)
Ground floor area	1,105 m ²	11,896 ft ²
Mezzanine floor area	102 m ²	1,098 ft ²
Total Areas	1,207 m²	12,994 ft²

Elemental Analysis

	Total
Substructure	184,700
Superstructure	500,000
Building Cost Sub Total	684,700
Preliminaries @ 15%	102,705
Design Contingency/ Risk @ 5%	34,235
Main Contractors Profit & Overheads @ 7.5%	61,623
Grand Total	883,263
Say	883,300
Cost / m²	732
Cost / ft²	68

Romala Design Ltd

CONSULTING CIVIL & STRUCTURAL ENGINEERS

27 Beaumont Road, Chorlton, Manchester, M21 8BG

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Tel: 0161 8816196 & 01282 852561 & 01424 213923

Other offices in Barnoldswick, Lancashire & Bexhill-on-Sea

Date: 14 February 2012

Our Ref: JFD/02/0302

Your Ref:

FAO Mr Damiam Entwistle
Waterboy Ltd
Metcalf Drive
Accrington
Lancashire
BB5 5WH

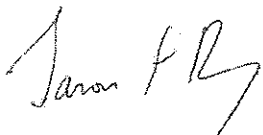
Dear Damian

Structural Assessment, Altham Pumping House, Altham

Please find enclosed a structural assessment for the above commercial property as discussed.

Please do not hesitate to contact myself if you have any queries.

Yours sincerely



Jason Day

MEng (Hons) CEng MICE

Director

Romala Design Ltd

Romala Design Ltd

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Date: 14 February 2012

Our Ref: IFD/03/0302

Your Ref:

FAO Mr Damiam Entwistle
Waterboy Ltd
Metcalf Drive
Accrington
Lancashire
BB5 5WH

STRUCTURAL CONVERSION ASSESSMENT ALTHAM PUMPING STATION, ALTHAM

TERMS OF REFERENCE

Numerous structural inspections of the above property have been carried out over the past 12 months to examine and report on the current state and safety of property in relation to conversion purposes.

The survey comprised a visual inspection of the elements and fabric of the build in question, but did not include the following:

1. An under floor inspection.
2. A full roof space inspection
3. An internal inspection of any structural elements or superstructure, except where noted above.
4. A moisture or timber survey.
5. An inspection of PVC or timber window and door frames.
6. A cavity wall tie inspection.
7. An inspection of roof coverings, rainwater goods or flashings.
8. An inspection of electrical, mechanical or plumbing installations, including drainage.
9. An inspection of decorations and finishes, except where damaged due to failure of structural elements.
10. An inspection of areas covered, unexposed or inaccessible.
11. An inspection of any other outbuildings, external areas, including gardens, paving, walls and fencing, except where stated.

The recommendations given in this report relate to matters defined by the Terms of Reference and do not address other possible defects, which may exist outside the scope of this report.

INTRODUCTION

The current owner of the above building wants to extend and convert the existing building to house both a bottling works and office space.

We were instructed to assess the existing building to determine the affect the conversion works may have on using the mentioned building and whether it would be economical to keep the existing buildings instead of removing them and replacing them with a modern lightweight portal frame building.

The building in its current state is split into three buildings which are all linked together with shared party walls; the actual plans can be obtained from the Architects, TriCAD Solutions Ltd.

OBSERVATIONS

Numerous trial holes have been dug to both determine the ground conditions around the existing building for the purposes of any extensions to the building that would be required. These trial holes showed the existing strata to be generally poor/soft sandy/silty clay to depths of at least 3m below outside ground levels.

Due to the above additional trial holes were dug to determine the existing foundations and strata below the existing building. Before these were carried out a structural inspection was undertaken on the buildings and it was noted in numerous areas that extensive settlement had occurred on the property.

It was also evident that large areas of the existing building had been underpinned due to this movement.

Additional cracks however could be seen which would therefore indicate that settlement is still on going within the building.

The additional trial holes showed that the existing footings were very shallow and again were bearing on poor strata and therefore will be susceptible to further settlement over the years.

All the construction was solid external masonry walls with the main pumping hall having extensive widow coverage.

CONCLUSIONS

In our opinion as the buildings have undergone extensive settlement and it cannot be guaranteed that the settlement have stabilised.

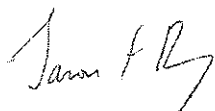
Due to the extensive rebuilding and remodelling that would be required to make the layout work for the new business we would also be concerned as this could create further settlement problems due to the redistribution of the loadings on the buildings.

The trails holes have also confirmed that the buildings are founded on poor ground and would require upgrading. This would be an extremely costly procedure and may not be possible due to the large depths of poor ground found to underlay the site.

It has been recommended that any new construction will need to be founded on either a reinforced concrete ring beam or piled foundations. This will be confirmed once further site investigation has been carried out.

We therefore suggest that it would be beneficial to our Client to demolish the existing buildings and rebuild a modern lightweight structure on a specialised foundation system to alleviate the problem of extensive settlement and poor ground conditions on site.

As mentioned the proposed plans for the possible conversion of the building could create further problems of extensive settlement due to the redistribution of the loads on the building.



Jason Day
MEng (Hons) CEng MICE
Director
Romala Design Ltd

STANDARD TERMS AND CONDITIONS

This Appendix forms part of the Inspection Report and it is assumed the Client is fully conversant with its contents.

(a) Definitions

Unless the context otherwise requires, the following terms have the meaning ascribed:-

- “the Client” means the person(s) or body from whom the instructions to prepare the Report have been received. Reference to the Client, who shall be identified on the front page of the Report, shall in all cases be interpreted to mean this person(s) or body.
- “the Company” means Romala Design Ltd whose registered office is at 27 Beaumont Rd, Chorlton, Manchester, M21 8BG
- “the Property” means all those freehold/leasehold premises which have been inspected by Romala Design Ltd and reported upon.
- “date of inspection” the date as of which the on site inspection was carried out.

(b) Purpose of Report

The Company has prepared this Report for use only by the Client to assist them in the consideration of the proposal stated within the introduction to the Report in respect of the subject premises, and for no other purposes whatever. It is confidential to the Client and, other than for information purposes, it is not for use by any other party in any way. The Company can accept no responsibility if the Report is divulged to any other persons or bodies, any of whom relies upon it entirely at their own risk.

The Company accepts responsibility to the Client alone that the Report will be prepared with the skill, care and professionalism to be expected of a Chartered Building Surveyor, but accepts no responsibility whatsoever to any other person other than the Client. No person or body other than the Client may rely on the Report and neither the whole, nor any part of the Report, nor any reference thereto, is to be included in any published document, circular or statement, nor published in any way without the approval of the Company as to the form and context in which it may appear.

(c) The Inspection

In accordance with the Company's standard practice and the requirements of its insurers, set out below is the extent of the inspection and its limitations.

The degree to which parts of the property can be opened up to reveal concealed areas, is limited to those places where it can successfully be achieved without causing damage, requiring specialist equipment or is a risk to the health and safety of the surveyor. Lifting fitted floor coverings, moving heavy furniture or delicate artefacts will not be carried out. Should it be felt that investigative or exploratory works are necessary or advisable, the Client will be informed, and if confirmed to be actioned, then arrangements can be made to access such areas.

In the normal course of an inspection, excavations (to reveal foundations etc.) or detailed analysis/research into engineering design would not be carried out. However should there be any visual evidence of possible shortcomings in these areas the Report will bring them to the Clients attention.

Notwithstanding the foregoing the inspection will make every effort to inspect as much of the property as practically possible and report on same. In so far as hidden, built-in, covered up or otherwise inaccessible parts are concerned these would not be able to be inspected and so no confirmation could be given as to them being free of defects.



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5 : Refurbishment/Redevelopment Options	6 - 8
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1. Executive Summary

- 1.1 This Supporting Statement considers the potential for re-use, refurbishment or redevelopment of the former Water Pumping Station at Altham, Accrington.
- 1.2 The report considers the viability of all potential options and attempts to give full consideration to the future of the site, based on my knowledge of the area and also my knowledge of the market for employment land and premises within the Ribble Valley and immediately adjoining areas falling within the Borough of Hyndburn and Burnley.
- 1.3 My report shows that it would not be possible to refurbish the premises for employment purposes without incurring a substantial financial loss. Refurbishment, indeed, would exacerbate the functional and physical obsolescence of the premises and would give no guarantee of long term use. The particulars of this are described in detail in the report.
- 1.4 The Supporting Statement goes on to show that redevelopment of the premises with a new building, albeit sympathetically designed, is the only option.
- 1.5 I believe that the proposed development would be beneficial to the locality and the area and preserves an employment opportunity and enables a severely constrained site to be development where otherwise it would not be viable to do so.



2. Instructions & Qualifications

- 2.1 I have been instructed by Waterboy Ltd to provide a Supporting Statement evidence, in relation to viability issues with regard to premises at Burnley Road, Altham, Ribble Valley, Lancashire.
- 2.2 I am Paul Michael Nolan. I am a Fellow of the Royal Institution of Chartered Surveyors with an Honours Degree in Land Management from Leicester Polytechnic obtained in June 1983
- 2.3 I qualified and became a Member of the RICS whilst working for Mann & Company Commercial Surveyors in Surrey and returned to the North West soon after.
- 2.4 I was employed by Matthews & Goodman for a period of ten years as Associate Partner and left in December 1997. I had specific responsibility for industrial agency generally in the north of Manchester and Lancashire.
- 2.5 In January 1998 I formed Paul Nolan & Company in Bury and traded as a sole practitioner for a period of six years and, subsequently, formed a new practice – Nolan Redshaw Ltd eight years ago.
- 2.6 In the past twenty-six years, I have specialised in industrial agency matters throughout the North West of England, but with particular reference to the North Manchester towns of Bury, Bolton and Rochdale and large sections of North East Lancashire. My office is based adjacent to the M66 Motorway at Junction 2. We are the only firm of Chartered Surveyors in this area of Greater Manchester who specialise in industrial and commercial property work and we regularly advise industry, commerce and a number of Local Authorities in the area.
- 2.7 My Practice deals with Moorfield Industrial Estate, which is nearby and comprises the largest industrial estate in single ownership in the adjacent Borough of Hyndburn. We have had this instruction for more than ten years.



We are also instructed on two very large office units on Shuttleworth Mead Business Park, which is just inside the Burnley Borough Council boundary in Padiham.

We have also just completed an eight year instruction to assemble the site for a Tesco store in Padiham town centre on behalf of a developer client.

3. Subject Premises

3.1 Situation

The subject premises are situated off an un-made track, off Burnley Road (A678) in Altham. The site is adjacent to Calder Works and is to the north of the River Calder. The A678 Burnley Road provides access to junction 8 of the M65 motorway, via the A6068. The site is approximately 0.2 kilometres from the motorway. See Location Plan at Appendix 1.

3.2 Description

The building is a former water pumping station, constructed, I believe, in 1908. The building served as a pumping station, pumping water from adjacent bore holes, via two steam driven beam engines for public use.

Two original bore holes were supplemented with a further bore hole in 1932 and an electric pump was installed for this third bore hole. Some time after this, the decision was reached to put a National Grid main supply pylon cable over the premises, which necessitated removal of the upper floor, so that the building is now substantially different to that which was originally constructed.

The property was extended around that time and has largely remained unaltered since then, but is very similar to the original layout, except for a basic lean-to style extension built in the 1980s.

All water extraction ceased in 2004 and the current site plan is shown as Appendix 2.

The premises, therefore, currently comprise a mostly ground floor area, comprising four rooms with varying depths. The old Pump House is the deepest at 26 metres. Connectivity between the bays is limited. The pumping gear and engines have all been removed.

The report produced by the historic environment consultancy shows the layout and history of the premises and show how they have fallen into disrepair. They were sold by United Utilities approximately 2 years ago.



The premises were purchased by Waterboy Ltd, with the intention of refurbishing the bore holes and building to use the site for water extraction and bottling. The aim has always been to secure "natural mineral water" status, which requires water to be bottled at source, to adhere to the conditions set out in the National Mineral Water, Spring Water and Bottled Drinking Water (England) Regulations 2007.

3.3 State of Repair

The premises are in poor condition and an inspection has been carried out. A list of repair works was produced by Messrs Fairhurst and is attached as Appendix 4.

The main issues highlighted by the report are as follows:

- 3.3.1 The premises are in overall poor condition.
- 3.3.2 Many roofing elements have been removed or damaged by vandalism and theft and need urgent attention.
- 3.3.3 A number of areas are structurally unsafe and considered potentially dangerous.
- 3.3.4 The premises need to be re-serviced, in terms of electrical and water distribution.
- 3.3.5 All door and window frames need to be replaced.
- 3.3.6 Floors need to be removed and replaced, in order to take the weight of the machinery.

Furthermore, if there is no intention to re-use the bore holes, they must be properly decommissioned. Envireau Water (hydrologists) have provided a quote confirming an approximate cost of £145,000 + VAT to decommission the bore holes (see Appendix 1 of Fairhursts Assessment of Re-use and Conversion of the Existing Building)



Summary

The premises are very much in a shell state, with works required to the external elevations; the floors; the windows and also to the roof, to enable them to be re-used. The whole complex has deteriorated since it became redundant in 2004, due to vandalism and the ongoing theft of original building materials.



4. Market Overview

- 4.1 Altham is a popular industrial location in Ribble Valley and Hyndburn, as it straddles both Authorities. There are adjacent Business Parks at Simonstone, which is the former Mullards/Philips complex; the more modern accommodation on Altham Business Park and also Shuttleworth Mead Business Park, which is just at the junction of the A678 and A6068, but is actually within Burnley BC area.

There are also more secondary industrial estates in the area, such as Moorfield Industrial Estate, where we have acted as Agents for over 10 years. There is, therefore, a significant supply of industrial accommodation in the area.

- 4.2 The whole industrial property market has been significantly affected by economic recession.

The level of demand for premises has diminished substantially in the past three and a half years. This, and the lack of bank finance, has had the effect of reducing capital and rental values.

Industrial development, on a speculative basis, is not viable and has almost disappeared from the market. My Practice has dealt with the only fully speculative industrial scheme in the North West, i.e. Axis Point at Heywood, since the "credit crunch" and a second speculative scheme at Crown Business Park in Rochdale, which has been grant assisted.

I am aware of current values and development costs.

5. Refurbishment & Redevelopment

5.1 Refurbishment

Full consideration has been given to the potential for refurbishment of the existing building. Messrs Fairhurst carried out a structural survey on 30 January 2012, the results of which are attached at Appendix 4.

This information was, thereafter, costed by Poole Dick Associates, Chartered Quantity Surveyors. See Appendix 5.

The refurbishment of the existing vacant premises would include the following:

1. Repair damaged brickwork. Re-clean and re-point throughout.
2. Repair, reinstate and clean main water goods.
3. Replace all window frames and timber framed doors.
4. Replace existing concrete floor with floor suitable for bottling plant.
5. Install a new gravity fed foul drainage system.
6. Provide new roller shutter door to rear elevation.
7. Create new offices/administration within the two storey accommodation block to the front.
8. Create new toilet accommodation.
9. Replace the roof with 30° slate roof on timber battens.

The existing site layout, plans and elevations are shown on Appendix 6.

5.2 Cost

The total cost of construction works, estimated for the potential refurbishment required, as provided by Poole Dick Associates, is £701,100 (Seven Hundred and One Thousand Pounds One Hundred Pounds), i.e. £120 per sq ft (at this level of expenditure and with capital values being substantially less than this figure, i.e. in the region of £25 - £45 per sq ft, it is relatively obvious that refurbishment would not be viable). Nevertheless, we have carried out a full Development Appraisal, which is attached as

Appendix 7, and it shows a loss of £1,027,115 (One Million Twenty Seven Thousand One Hundred and Fifteen Pounds).

The loss is a conservative estimate, as the cost provided by Poole Dick Associates exclude the works to decommission the bore holes if they are not to be used, and works to the sub-structure. The Structural Survey (Ref JFD/02/0302) dated February 2012, raises concerns regarding the stability of ground conditions at the site. Without further information, it is not possible to determine accurately the additional costs required from the sub-structure/ground works, but Fairhursts' report indicates these items could add a further 10-20% to the total cost of the building works (i.e. £841,320, which equates to £1,547 per m² (£144 per sq ft). In addition, the conversion work attracts a higher rate of design contingency at 15%, given the increased likelihood of incurring additional risks/higher costs.

It is worthy of note that, even fully refurbished, the premises will be deficient in eaves height and a site layout requires redesigning to improve access and useability. See Appendix 2, 3 and 6.

5.3 Redevelopment

I have also considered a different scenario which would involve redevelopment of the site to produce a new unit of 12,994 sq ft. The proposed plans are attached as Appendix 8. This provides a solution to the requirements of Waterboy Ltd. The building is, however, designed within normal industrial/warehousing parameters to maintain value in the future of property, i.e. buildings which are bespoke have limited values

5.4 Light/General Industrial Development

I have carried out a development appraisal, which is attached as Appendix 9, together with a full list of assumptions, but excludes bore hole decommissioning.

The scheme shows a smaller loss, but secures a new building almost twice the size of the refurbished building, allowing for the new sub-structure and does not require the higher rate of design contingency (reduced from 15% to 5%), given the reduced risks of incurring higher costs and shows a loss of

£839,157 (Eight Hundred and Thirty Nine Thousand One Hundred and Fifty Seven Pounds), with a build cost of £68 per sq ft.

Light/general industrial development per se is not viable and redevelopment is only justified should additional value be secured.

Producing and bottling certified natural mineral water from the existing bore holes on site provides a unique opportunity to achieve this.

The licence to extract water from these bore holes has a considerable value that is impossible to value on a traditional property valuation basis.

I have also considered other potential uses for the site, should the current proposal not proceed.

5.5 Office Development

There is a considerable stock of offices in this area of North East Lancashire, however, offices are generally developed at motorway intersections and town centres. The immediate environment and lack of facilities would deter most office occupiers, in my opinion, and therefore I am of the opinion that redevelopment for office purposes in this locality would not be viable. The building is underneath the overhanging cables from the pylon and this could be "frowned upon" by office occupiers. Refurbishment for office use, in such an unusual and dilapidated building, is also non-viable on cost grounds.

5.6 Open Storage

I have considered a much more basic approach to the site useage, i.e. demolition and use of the site for open storage.

Open storage of heavy plant would be difficult with the overhanging cable and there are significant similar areas still available on Moorfield Industrial Estate nearby at relatively low values of £10 - £15,000 per acre per annum.

Bearing in mind site constraints and nearby existing supply of storage land, I would suggest that demolishing the premises for open storage purposes would not be viable.



Summary

Refurbishment of the existing premises is not currently viable and, indeed, is never likely to be viable.

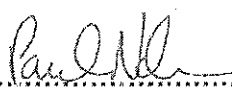
Redevelopment for light/general industrial uses also shows a loss, which is exacerbated by current market conditions and the development appraisal assumption that the property is sold on completion. Other potential employment uses are also not feasible, due to the site's location and constraints.

The proposal for development for accredited natural mineral water extraction and bottling will generate the vital unique value to justify the proposed new development.

6. Conclusion

- 6.1 The existing premises are functionally obsolete and semi-derelict.
- 6.2 Refurbishment to suit Waterboy's requirements is not viable. The majority of the accommodation is of an age and design which does not lend itself to refurbishment to modern standards for modern day water extraction and bottling.
- 6.3 This property was purchased for the water resources that are beneath it. It was not purchased for the intrinsic value of the property and, through a series of investigations, has proved that the property is beyond economic repair.
- 6.4 The general conclusion is that the site is not suitable for refurbishment, for a number of reasons and, therefore, redevelopment for accredited natural mineral water extraction and bottling, which will generate additional unique value in the site, is the only option.

Dated this 15th day of March 2012

Signed 

PAUL NOLAN BSc (Hons) FRICS
For and on behalf of Nolan Redshaw Ltd
Nolan Redshaw Ltd
Haweswater House
Waterfold Business Park
Bury
Gtr Manchester
BL9 7BR



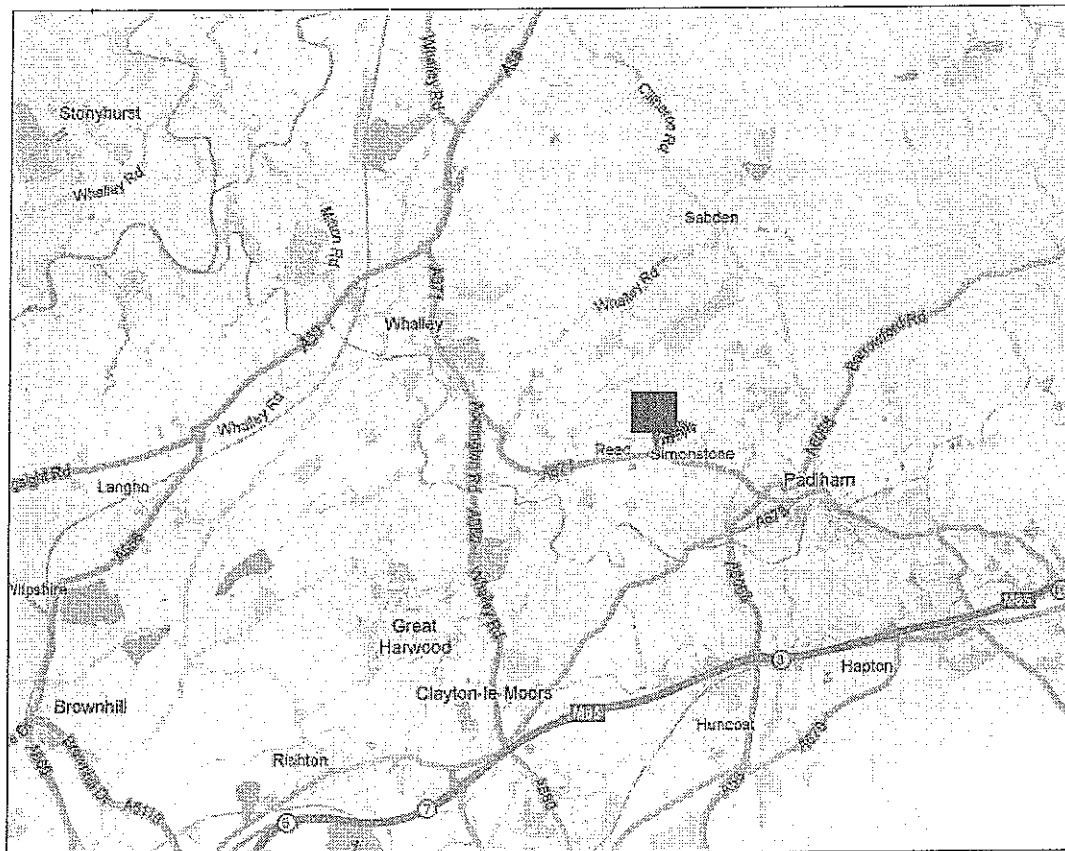
APPENDICES

- 1 : Location Plan**
- 2 : Site Plan**
- 3 : Extract from Heritage Statement – The Historic Environment Consultancy**
- 4 : Structural Survey Summary – Fairhursts**
- 5 : Feasibility Estimate – Poole Dick Associates**
- 6 : Existing Floor Plan & Elevation Plan**
- 7 : Refurbishment Appraisal**
- 8 : Redevelopment Option Plans**
- 9 : Redevelopment Appraisal**



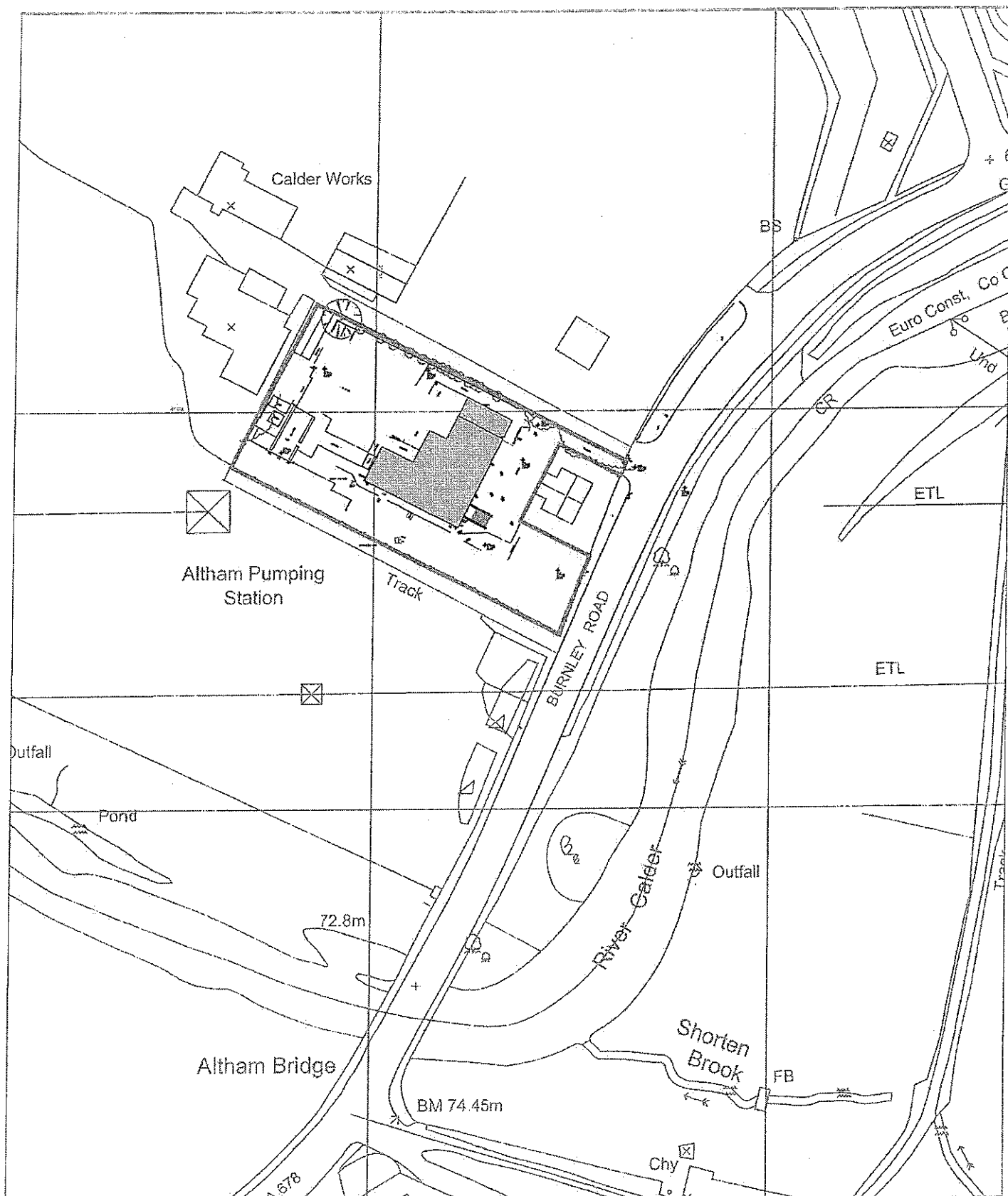
Appendix 1

Altham Pumping Station, Burnley Road, Altham, Accrington





Appendix 2



Site Address

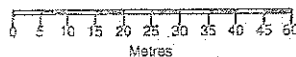
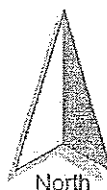
Altham Pumping Station
Burnley Road, Altham
BB12 7NL

Drawing Title

Location Plan

Project Description

Proposed New Building



2 Berkshire Close | Wipacra | Blackburn | Lancashire | BB1 5NG
tel 01254 614055 fax 01254 229754 e-mail sales@triacad.co.uk

Rev.0	Description	Issued
Scale	Date	Drawn By
1:1250@A4	20/06/2011	MW/MD

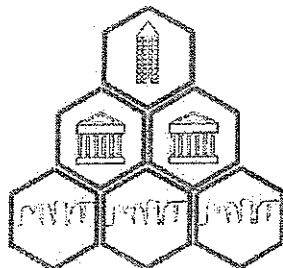
Drawing Number

TRI-0704-01



Appendix 3

The Historic Environment Consultancy



Heritage Statement

Altham Pumping Station

For Waterboy Ltd

National Grid Reference:
SD77413318

Dr Peter Wardle
20/July/2011

Document Reference Number 2011/1034

1. Summary

This report describes the Pumping Station at Altham, Accrington which was constructed in 1907-8, being formally opened on the 2nd September 1908. Originally housing two steam-driven beam engines it consists of the Pumping Hall, Boiler Room and Coal Store. The style of building is characteristic of late 19th – early 20th century industrial architecture with construction in Accrington Nori bricks with stone dressing to the windows and doors.

The importance of the Altham Works can be judged against the English Heritage Listing Selection Guide which states that:

Stations built after 1860 must be selectively listed, choices being based on the survival of plant and on architectural interest, tempered by the degree of alteration

The following elements of the complex have been lost;

1. The upper storey and roof structure to the pumping hall
2. The lantern to the middle hall
3. The furnace chimneys
4. Upper storey arched windows
5. Structures to the rear
6. All original pumping equipment
7. Tiled floor surfaces

In addition there have been the following key alterations;

1. Extension to the North-East of the Building
2. Large roller doors to pumping hall
3. Internal sub-division
4. Addition of doors to coal store

Thus it cannot be seen that this building meets the criteria for listing. Its late date of construction would mean for example that it would be the most recent waterworks to be listed. It is to be contrasted with the The Bratch Waterworks, Wombourne, Staffordshire constructed in 1895 which survives intact complete with Victorian pumping equipment.

The fact that there are major structural issues means that there is little alternative to demolition.

2. The Basis of The Report.

This is a document describing and discussing all aspects of the historic environment (Conservation areas, Listed Buildings, Ancient Monuments and archaeological sites) in relation to the development proposal at the above location.

This follows the principles set out in:

Clark, K., 2003, Informed Conservation, English Heritage, London.

Planning Policy Statement 5 -- Planning For the Historic Environment
English Heritage

PPS5 Planning for the Historic Environment: Historic Environment Planning Practice
Guide

The basic premise of this is that:

all conservation decisions should be based upon research and information.

Conservation is about managing change not fossilisation of buildings, land or landscapes

This report should be read in conjunction with the planning and listed building consent applications.

6. Historic Background.

For some years in the late 1890s and early 1900s public consumption of water had been restricted. The whole water supply up to this period was obtained from reservoir catchment from outlying hills a source whose capacity could not be increased. In 1904 and 1905 established local reservoirs at one point had only 2 weeks supply of water caused growing population and exceptional droughts of the late 1890s.

In 1903, subterranean aquifers were discovered by engineers working at the Calder Mine not far from Altham in Simonstone.

In April 1904, Mr Bryan, Accrington District Gas & Water Board's engineer visited the mine and discovered that its capacity at the time was 60,000 gallons per hour.

Following a subsequent investigation by William Boyd Dawkins, FRS, KBE of the Geological and Mining Society, the water was deemed to be of "excellent potable quality".

Accrington District Gas & Water Board then obtained powers for the creation of a pumping station at Altham. In 1907, 2 boreholes were sunk and the pumping station construction began. The station was formally open September 2nd 1908 to pump "top up" water supplies to local reservoirs.

When the national grid was being established in Accrington & District in the 1930's, 40's and 50's, the main pumping house building was reduced in height by approximately 50%/roof and the middle building lost its skylight apex.

Altham Pumping Station – Site Occupation

1903	Water source discovered
1907	2 Boreholes sunk into the Middle Scout artesian aquifer 170ft below ground level
1908	Pumping station opened
1932	3rd borehole sunk into old Lawrence sandstone, 300 ft below ground level and electric pumps installed for this borehole.
	Top storey of building 1 and 2 roofs removed to accommodate overhead line storey/roof and the grid pylon
1956	Agreement reached with Manchester Corporation to branch off the Haweswater Aqueduct in consideration for permission to run pipeline through the district of Accrington.
	The agreement rendered use of pumping station for public water supply redundant
	North West Water board commence supply of water to Mullards in Simonstone for cooling processes in TV CRT manufacture
	The pumping station was refurbished. The beam engine and Lancashire boilers were removed and replaced by 4 electric submersible pumps
	Borehole 4 was sunk to increase yield to the adjacent Mullards manufacturing facility.
2004	Phillips(Mullards) factory at Simonstone closes
2004	Water extraction at Altham ceases

2004	-	Site used by United Utilities as a storage facility
2009		
2009		Site sold to Damian Entwistle



Figure 4 Reconstruction of the pumping house with the demolished sections added
The above image was supplied by Waterboy Ltd

7. The Exterior of The Building



Plate 1 The Front (East Elevation)

To the left, the former engine / pump house, centrally, the boiler house and to the right, the coal store. The yard in the foreground is of brick cobbles.

The general styling of the building reflects the grandeur bestowed on municipal and utility buildings seen throughout the 19th and early 20th centuries, up to the First World War. The ornamentation present is somewhat plainer than some other examples, for instance, The Bratch pumping station near Womborne, South Staffordshire (photographs appended).

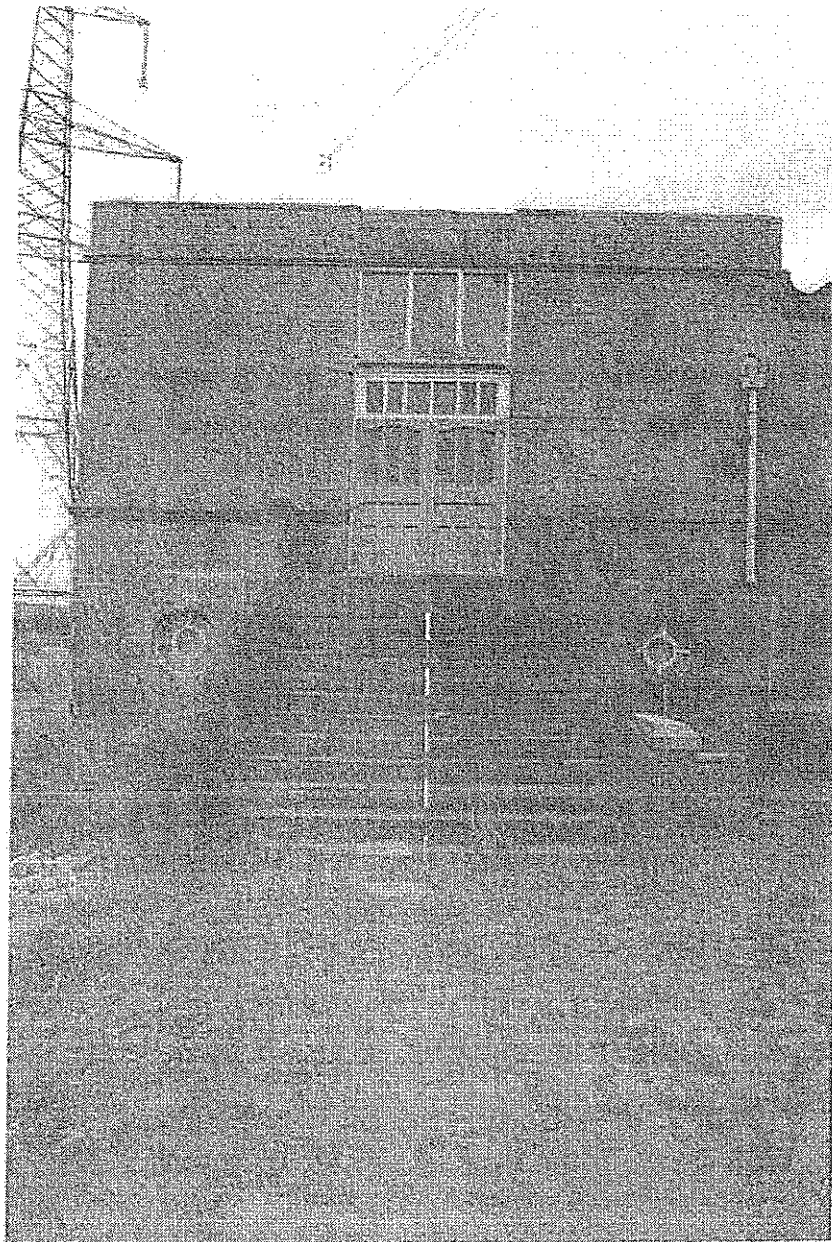


Plate 2 Stone Steps

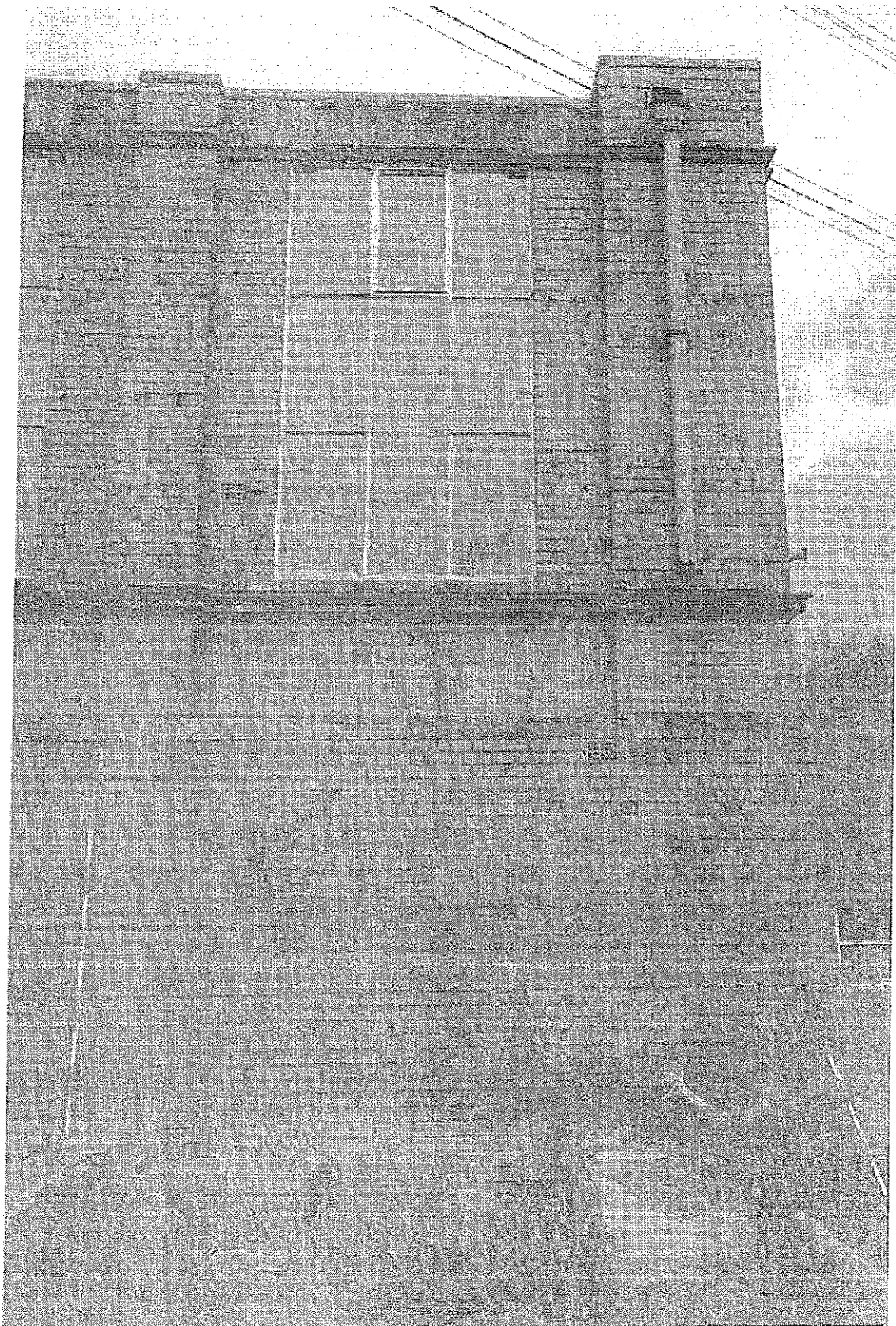


Plate 6 South Elevation window and brick detail



Plate 9 Recent Extension



Appendix 4

93609 – WATERBOY, ALTHAM – STRUCTURAL SURVEY SUMMARY

A visual survey, with no intrusive investigations, was undertaken on 30th January 2012 of the existing structures and boundaries to determine the extent of works required to enable it to be altered to suit the requirements of its proposed future use. The works include the replacement and repairs of existing structural elements as well as the introduction of a new internal structure.

EXTERNAL WORKS

GENERAL

1. The existing perimeter wall running along the south boundary is to be increased in height to a minimum of 2.3m above the adjacent ground level with masonry pillars up to 4m in filled with vertical railings (1.7m in length) along full length to accommodate the construction of the new service/access road. The wall is structurally unstable and leans into the adjacent site and will have to be re-built to retain the new road. Masonry piers at 6m centres.
2. New access road required to south side of building with new service yard to rear of existing building
3. Brickwork to all elevations to be cleaned and re-pointed
4. Rainwater goods to all elevations to be cleaned, repaired or re-instated where appropriate.
5. Vegetation growing in holes in walls – vegetation to be removed and brickwork to be replaced and made good
6. Damage to existing brickwork adjacent to rear door of Building 2 to be re-paired.
7. All external cracks in brickwork to be repaired.

NORTH ELEVATION

8. 2No 9 panel windows to be replaced on North Elevation of Building 1. Windows to be wooden frame with double glazed toughened glass to help prevent heat loss from building.

EAST ELEVATION

9. Existing entrance steps to be demolished and replaced with new wing walls constructed using 140mm block internal leaf and brick external leaf to match existing building. New entrance steps to be extended to new height of proposed mezzanine level. 18No steps in stone to match existing.
10. All existing wooden framed doors and windows to be replaced
11. New entrance doorway and windows to top of steps to match existing.
12. Doorway and window to be removed from under steps as no longer to be used.

SOUTH ELEVATION

13. 7No. 9 panel windows to be replaced. Windows to be wooden frame with double glazed toughened glass to help prevent heat loss from building
14. Access road to be provided.

WEST ELEVATION

15. (Existing) roller shutter door to be lowered (approx 225mm) to suit internal slab levels
16. Make good around roller shutter door.
17. Brickwork to be re-built adjacent to existing rear door.
18. Brickwork to be re-built on corner of building 2.

INTERNAL WORKS

BUILDING 1

19. Existing 360mm deep reinforced concrete slab to be broken out and replaced with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade. Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/m² of imposed loading.
20. Internal channel drainage and below ground drainage pipes required for wash down/spillages.
21. New foul drainage stack to be introduced – drainage run to fall under gravity to existing combined sewer in main road.
22. Introduce a new mezzanine floor structure, @ 60% of ground floor area, consisting of 4No. clear spanning steel beams and perimeter shelf angles supporting floor constructed of 60mm metal decking and 130mm thick concrete.
23. Provide new partition wall to the open end of structure to enclose mezzanine area. Partition to be full height
24. Remove existing lifting beams towards rear of room
25. Crack adjacent to former front entrance to be repaired
26. Break out existing rear wall and provide new roller shutter door (4.5m high x 3m wide) New steel lintel required to support brickwork above proposed roller shutter door.
27. Existing low pitch roof to be removed and replaced with new 30° slate roof on timber battens, purlins and timber trusses. Timber trusses at approximate 3.5m centres.
28. Form new 2.5m wide x 2.75m tall opening between Building 1 and Building 2 – provide new steel lintel to support masonry walls over.

BUILDING 2

29. Form new office/admin 2 storey accommodation to front of building with 140mm blockwork walls, steel stair and timber joist floor.
30. New foul drainage stacks to be introduced to pick up 3-5 toilets in accommodation block. Foul drainage to run to proposed drainage from Building 1 and on to the combined sewer in adjacent road.
31. Roof to be replaced with new 30° slate roof on timber battens, purlins and timber trusses. New roof to have roof lantern reintroduced running full length of Building 2.
32. Existing rear door to be replaced.
33. Break out existing rear wall and provide new roller shutter door. New steel lintel required to support brickwork above proposed roller shutter door.
34. Existing opening between Building 1 and Building 2 to be bricked up.
35. Existing slab to be broken out and replaced with 100mm thick RC slab with A393 mesh on 150mm type 1 material sub-grade. New slab to be used for storage of bottled water therefore subject to 15kN/m² of imposed loading.

BUILDING 3

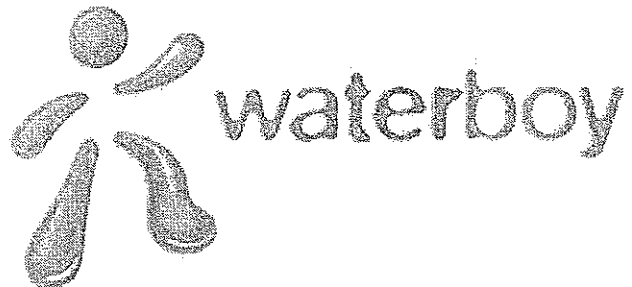
36. Form new 2.5m wide x 2.75m tall opening between Building 2 and Building 3 – provide new steel beams to support masonry walls over.
37. Existing walls to be increased in height by approximate 300mm to increase clear height in room.
38. Roof to be replaced with new 30° slate roof on timber battens, purlins and timber trusses.
39. 2No. new roof lights to be replaced.
40. Existing flagstones to be removed and replaced with 100mm thick RC slab with A393 mesh on 150mm type 1 material sub-grade. New slab to be used for bottling of water therefore subject to 15kN/m² of imposed loading.

BUILDING 4

41. Building 4 to remain as existing.



Appendix 5



ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE

REVISION B

22nd February 2012



Prepared by:

Poole Dick Associates
Construction Management
Consultants
Waterfold Park
Bury
BL9 7BR

Tel: 0161 447 8500
Fax: 0161 447 8501

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

CONTROLLED DOCUMENT

Job Nr. 4986

Status: Feasibility Estimate

	Name	Signature	Date
Prepared by:	H Brankin	<i>Hannah Brankin</i>	22/02/2012
Reviewed by:	D Berrisford	<i>Dave Berrisford</i>	22/02/2012
Approved by:	S Connolly	<i>Stephen Connolly</i>	22/02/2012

Revision:	Notes:
A	Minor changes to descriptions and floor area to Building 3
B	Minor changes

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

Contents:

Executive Summary

- 1 Introduction
- 2 Basis of The Estimate
- 3 Exclusions
- 4 Assumptions
- 5 Existing Building Refurbishment Works
- 6 New Build Works

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

Executive Summary

Existing Building Refurbishment

Cost of Building Works	£701,100.00
Excludes any works to the existing substructures	
Cost per m ²	£1,289.00
Cost per ft ²	£120.00
Gross Floor Area	544m ²
Preliminaries	15%
Contingency	15%

New Build

Cost of Building Works	£883,300.00
Including new substructure works	
Cost per m ²	£732.00
Cost per ft ²	£68.00
Gross Floor Area	1,207m ²
Preliminaries	15%
Contingency	5%

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

1. Outline Of The Scheme

This report has been commissioned by Damian Entwistle for and on behalf of Waterboy, the current owners of a disused pumping station at Altham in Lancashire.

We have been instructed to prepare feasibility estimates for 2 options;

- Option 1: - Refurbishment and renovation of the existing building to suit the Client's business operations.
- Option 2: - The demolition of the existing building and the construction of a new facility to suit the Clients business operations.

2. Basis of the Estimate

The estimate is based on the following information:-

TRI CAD Solution Limited Drawings

TRI-0815-01 Proposed New Building

TRI-0815-02 Existing Site Layout

TRI-0815-03 Existing Plans and Elevations

Fairhursts Structural Survey Summary dated 1st February 2012

The Historic Environment Consultancy's report dated 20th July 2011

Notes and photographs taken during a site visit on Wednesday 28th January 2012.

Note: - Measurements should not be relied upon for purposes other than generating a feasibility estimate of cost plan

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

3 Exclusions

- Land remediation and abnormal ground works
- Works to reinforce the substructure of the existing building
- Works in association with existing bore holes
- Site acquisition and associated costs
- Local authority fees and charges
- Finance charges
- Professional fees
- Value Added Tax

4 Assumptions

The costs for the refurbishment option include a fit out item which in the absence of a detailed specification allows for internal finishes, fittings (other than loose furniture), sanitary appliances and mechanical and electrical installations. Costs are based on historical data from similar projects

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B

EXISTING BUILDING REFURBISHMENT WORKS

5.0 Summary

	Gross Internal Area (m ²)	Gross Internal Area (ft ²)
Building 1		
Ground Floor Area	201 m ²	2,164 ft ²
Mezzanine Floor Area	115 m ²	1,238 ft ²
Building 2		
Ground Floor Area	131 m ²	1,411 ft ²
1st Floor Area	25 m ²	270 ft ²
Building 3		
Ground Floor Area	72 m ²	775 ft ²
Total Areas	544 m²	5,858 ft²

Elemental Analysis

	Total
Substructure	56,855
Frame	0
Upper Floors	22,625
Roof	84,525
Stairs	25,000
External Walls	109,900
Windows and External Doors	63,500
Internal Walls and Partitions	3,250
Internal Fit Out	136,000
Building Cost Sub Total	501,655
Preliminaries @ 15%	75,248
Design Contingency/ Risk @ 15%	75,248
Main Contractors Profit & Overheads @ 7.5%	48,911
Grand Total	701,063
Say	701,100
Cost / m²	1,289
Cost / ft²	120

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. B
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
BUILDING WORKS					
1	Substructure				
	BUILDING 1				
a	Break out existing 360mm deep reinforced slab to Building 1	200	m²	50 00	10,000
b	Replace slab to Building 1 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loading	180	m²	75 00	13 500
c	Replace slab to south-west of room with 280mm deep reinforced concrete slab. Allow for 30kg/m2 reinforcement in slab. New slab to support vertical stainless steel storage vessel to 100kn/m2 of imposed loading	20	m²	100 00	2,000
d	Install internal channel drainage and below ground drainage pipes required for wash down / spillages to Building 1	1	item	5,000 00	5 000
e	Install new foul drainage stack. Drainage run to fall under gravity to existing combined sewer in the main road to Building 1	1	item	2,500 00	2 500
	BUILDING 2				
f	Break out existing 360mm deep reinforced slab to Building 2	131	m²	50 00	6,550
g	Replace slab to Building 2 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loadings to Building 2	131	m²	75 00	9 825
h	Install new foul drainage stacks to pick up 3-5 toilets in the accommodation block in Building 2. Foul drainage to run to the proposed drainage from Building 1 and on to the combined sewer in the adjacent road	1	item	1,000 00	1,000
	BUILDING 3				
i	Existing flag stones to be removed	72	m²	15 00	1,080
j	Replace flags to Building 3 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loadings to Building 3	72	m²	75 00	5,400
Substructure subtotal					56,855
2A	Frame				
a	None		item		0
Frame subtotal					0
2B	Upper Floors				
	BUILDING 1				
a	Install new mezzanine upper floor structure at 60% of the ground floor area, consisting of 4m clear spanning steel beams and perimeter shelf angles, supporting floor constructed of 60mm metal decking and 130mm thick concrete to Building 1	115	m²	175 00	20,125
	BUILDING 2				
b	Form new timber joist upper floor to the new office/admin 2 storey accommodation to the front of Building 2	25	m²	100 00	2 500
	BUILDING 3				
c	No works	-	-	-	-
Upper Floors subtotal					22,625

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. B
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
2C	Roof				
	BUILDING 1				
a	Remove existing low pitch roof and replace with new 30 degrees slate roof on timber battens, purlins and timber trusses. Timber trusses at approximately 3.5m centres to Building 1	200	m²	175.00	35,000
	BUILDING 2				
b	Remove existing low pitch roof and replace with new 30 degrees slate roof on timber battens, purlins and timber trusses. Timber trusses at approximately 3.5m centres to Building 2	131	m²	175.00	22,925
	BUILDING 3				
c	Replace the roof to Building 3 with new 30 degrees slate roof on timber battens, purlins and timber trusses.	72	m²	175.00	12,600
d	Replace 2nr roof lights to Building 3	2	Nr	2,000.00	4,000
	GENERALLY				
e	Rainwater goods to all elevations to be cleaned, repaired or re-instated where appropriate	1	Item	10,000.00	10,000
Roof subtotal					84,525
2D	Stairs				
	BUILDING 1				
a	Demolish existing entrance steps and replace new entrance steps to be the new height of proposed mezzanine level; 18nr steps in stone to match the existing	1	Item	20,000.00	20,000
	BUILDING 2				
b	Provide steel stairs to the new office/admin 2 storey accommodation to the front of Building 2	1	Item	5,000.00	5,000
	BUILDING 3				
c	No works	-	-	-	-
Stairs subtotal					25,000
2E	External Walls				
	BUILDING 1				
a	Repair crack to the former front entrance of Building 1	1	Item	2,000.00	2,000
b	Form new 2.5m wide x 2.75m tall opening between Building 1 and Building 2 providing new steel lintels to support the masonry walls over	1	Item	1,500.00	1,500
c	Brick up the existing opening between Building 1 and Building 2	1	Item	1,000.00	1,000
d	Break out existing rear wall and provide new roller shutter door (4.5m high x 3m wide) to Building 1. New steel lintel is required to support the brickwork above the proposed roller shutter door	1	Item	10,000.00	10,000
e	Brickwork to be re-built adjacent to the existing rear door	1	Item	5,000.00	5,000
	BUILDING 2				
f	Form new office/admin 2 storey accommodation to the front of Building 2 with 140mm blockwork walls and timber joist upper floor	280	m²	30.00	8,400

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. B
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
g	Break out existing rear wall and provide new roller shutter door to Building 2 New steel lintel is required to support the brickwork above the proposed roller shutter door	1	Item	10 000 00	10 000
h	Form new 2.5m wide x 2.75m tall opening between Building 2 and Building 3 providing new steel lintels to support the masonry walls over	1	Item	2 000 00	2,000
i	Repair damage to existing brickwork adjacent to Building 2	1	Item	5 000 00	5 000
j	Brickwork to be re-built on the corner of Building 2	1	Item	5,000 00	5 000
	BUILDING 3				
k	Increase the height of the existing walls by approximately 300mm to increase the clear height of the room to Building 3	1	Item	10,000 00	10,000
	GENERALLY				
l	Brickwork to all elevations to be cleaned and re-pointed	1	Item	30,000 00	30,000
m	Vegetation to be removed and brickwork to be replaced and made good	1	Item	20,000 00	20,000
n	All external cracks in the brickwork to be repaired (included)	-	-	-	-
External Walls subtotal					109,900
2F	Windows and External Doors				
	BUILDING 1				
a	Replace 2nr 9 panel windows on North Elevation of Building 1; windows to be wooden frame with double glazed toughened glass to help prevent heat loss	1	Item	5,000 00	5,000
b	New entrance doorway and windows to top of the steps to match existing to the East Elevation	1	Item	10,000 00	10 000
c	Doorway and window to be removed from under the steps to the East Elevation	1	Item	2,500 00	2,500
d	Replace 7nr 9 panel windows on South Elevation of Building 1; windows to be wooden frame with double glazed toughened glass to help prevent heat loss	1	Item	17,500 00	17 500
e	Lower existing roller shutter to approximately 225mm to suit internal slab levels on the West Elevation	1	Item	2,500 00	2,500
	BUILDING 2				
f	Replace existing rear door to Building 2	1	Item	4 000 00	4 000
g	Make good around roller shutter door	1	Item	2,000 00	2,000
	BUILDING 3				
h	No works	-	-	-	-
	GENERALLY				
i	Replace all existing wooden framed doors and windows to the East Elevation	1	Item	20 000 00	20 000
Windows & External Doors subtotal					63,500
2G	Internal Walls & Partitions				
	BUILDING 1				
a	Provide new full height partition wall to the open end of the structure to enclose the mezzanine area to Building 1	30	m²	75 00	2 250
b	Remove existing lifting beams towards the rear of the room to Building 1	1	Item	1 000 00	1,000

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. B
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
	BUILDING 2				
c	No works	-	-	-	-
	BUILDING 3				
d	No works	-	-	-	-
<i>Internal Walls & Partitions subtotal</i>					3,250
2H	Internal Fit Out				
	ALL BUILDINGS				
a	Internal fit out costs including wall, floor and ceiling finishes, fittings, sanitary appliances mechanical and electrical installations and upgrading the structure to current regulations	544	m ²	250.00	136,000
<i>Fit Out subtotal</i>					136,000
<i>Building Subtotal</i>					501,655

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. B NEW BUILD WORKS

6.0 Summary

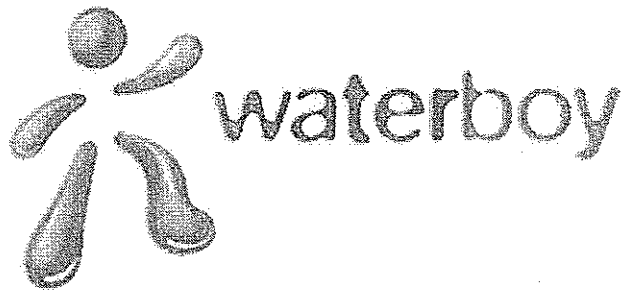
	Gross Internal Area (m ²)	Gross Internal Area (ft ²)
Ground floor area	1,105 m ²	11,896 ft ²
Mezzanine floor area	102 m ²	1,098 ft ²
Total Areas	1,207 m ²	12,994 ft ²

Elemental Analysis

	Total
Substructure	184,700
Superstructure	500,000
Building Cost Sub Total	684,700
Preliminaries @ 15%	102,705
Design Contingency/ Risk @ 5%	34,235
Main Contractors Profit & Overheads @ 7.5%	61,623
Grand Total	883,263
Say	883,300
Cost / m ²	732
Cost / ft ²	68



Appendix 6



ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE

REVISION A

21st February 2012



Prepared by:

Poole Dick Associates
Construction Management
Consultants
Waterfold Park
Bury
BL9 7BR

Tel: 0161 447 8500
Fax: 0161 447 8501

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. A

CONTROLLED DOCUMENT

Job Nr. 4986

Status: Feasibility Estimate

	Name	Signature	Date
Prepared by:	H Brankin	<i>Hannah Brankin</i>	21/02/2012
Reviewed by:	D Berrisford	<i>Dave Berrisford</i>	21/02/2012
Approved by:	S Connolly	<i>Stephen Connolly</i>	21/02/2012

Revision:	Notes:
A	Minor changes to descriptions and floor area to Building 3

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. A

Contents:

Executive Summary

- 1 Introduction
- 2 Basis of The Estimate
- 3 Exclusions
- 4 Assumptions
- 5 Existing Building Refurbishment Works
- 6 New Build Works
- 7 External Site Works

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. A

Executive Summary

Existing Building Refurbishment

Cost of Building Works	£701,100.00
Excludes any works to the existing substructures	
Cost per m ²	£1,289.00
Cost per ft ²	£120.00
Gross Floor Area	544m ²
Preliminaries	15%
Contingency	15%

New Build

Cost of Building Works	£883,300.00
Including new substructure works	
Cost per m ²	£732.00
Cost per ft ²	£68.00
Gross Floor Area	1,207m ²
Preliminaries	15%
Contingency	5%

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. A

1. Outline Of The Scheme

This report has been commissioned by Damian Entwistle for and on behalf of Waterboy, the current owners of a disused pumping station at Altham in Lancashire.

We have been instructed to prepare feasibility estimates for 2 options;

Option 1: - Refurbishment and renovation of the existing building to suit the Client's business operations.

Option 2: - The demolition of the existing building and the construction of a new facility to suit the Clients business operations.

2. Basis of the Estimate

The estimate is based on the following information:-

TRI CAD Solution Limited Drawings

TRI-0815-01 Proposed New Building

TRI-0815-02 Existing Site Layout

TRI-0815-03 Existing Plans and Elevations

Fairhursts Structural Survey Summary dated 14th February 2012

The Historic Environment Consultancy's report dated 20th July 2011.

Notes and photographs taken during a site visit on Wednesday 28th January 2012.

Note: - Measurements should not be relied upon for purposes other than generating a feasibility estimate of cost plan.

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. A

3 Exclusions

- Land remediation and abnormal ground works
- Works to reinforce the substructure of the existing building
- Works in association with existing bore holes
- Site acquisition and associated costs
- Local authority fees and charges
- Finance charges
- Professional fees
- Value Added Tax

4 Assumptions

The costs for the refurbishment option include a fit out item which in the absence of a detailed specification allows for internal finishes, fittings (other than loose furniture), sanitary appliances and mechanical and electrical installations. Costs are based on historical data from similar projects

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. A
EXISTING BUILDING REFURBISHMENT WORKS

5.0 Summary

	Gross Internal Area (m ²)	Gross Internal Area (ft ²)
Building 1		
Ground Floor Area	201 m ²	2,164 ft ²
Mezzanine Floor Area	115 m ²	1,238 ft ²
Building 2		
Ground Floor Area	131 m ²	1,411 ft ²
1st Floor Area	25 m ²	270 ft ²
Building 3		
Ground Floor Area	72 m ²	775 ft ²
Total Areas	544 m²	5,858 ft²

Elemental Analysis

	Total
Substructure	56,855
Frame	0
Upper Floors	22,625
Roof	84,525
Stairs	25,000
External Walls	109,900
Windows and External Doors	63,500
Internal Walls and Partitions	3,250
Internal Fit Out	136,000
Building Cost Sub Total	501,655
Preliminaries @ 15%	75,248
Design Contingency/ Risk @ 15%	75,248
Main Contractors Profit & Overheads @ 7.5%	48,911
Grand Total	701,063
Say	701,100
Cost / m²	1,289
Cost / ft²	120

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. A
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
BUILDING WORKS					
1	Substructure				
	BUILDING 1				
a	Break out existing 360mm deep reinforced slab to Building 1	200	m²	50 00	10,000
b	Replace slab to Building 1 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade. Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loading	180	m²	75 00	13,500
c	Replace slab to south-west of room with 280mm deep reinforced concrete slab. Allow for 30kg/m2 reinforcement in slab. New slab to support vertical stainless steel storage vessel to 100kn/m2 of imposed loading	20	m²	100 00	2,000
d	Install internal channel drainage and below ground drainage pipes required for wash down / spillages to Building 1	1	Item	5 000 00	5,000
e	Install new foul drainage stack. Drainage run to fall under gravity to existing combined sewer in the main road to Building 1	1	Item	2,500 00	2,500
	BUILDING 2				
f	Break out existing 360mm deep reinforced slab to Building 2	131	m²	50 00	6,550
g	Replace slab to Building 2 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade. Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loadings to Building 2	131	m²	75 00	9,825
h	Install new foul drainage stacks to pick up 3-5 toilets in the accommodation block in Building 2. Foul drainage to run to the proposed drainage from Building 1 and on to the combined sewer in the adjacent road	1	Item	1,000 00	1,000
	BUILDING 3				
i	Existing flag stones to be removed	72	m²	15 00	1,080
j	Replace flags to Building 3 with 100mm deep reinforced concrete slab on 150mm type 1 material sub-grade. Allow for A393 mesh in slab. New slab to be used for bottling of water therefore subject to 15kN/M2 of imposed loadings to Building 3	72	m²	75 00	5,400
Substructure subtotal					56,855
2A	Frame				
a	None		Item		0
Frame subtotal					0
2B	Upper Floors				
	BUILDING 1				
a	Install new mezzanine upper floor structure at 60% of the ground floor area, consisting of 4nr clear spanning steel beams and perimeter shelf angles supporting floor constructed of 60mm metal decking and 130mm thick concrete to Building 1	115	m²	175 00	20,125
	BUILDING 2				
b	Form new timber joist upper floor to the new office/admin 2 storey accommodation to the front of Building 2	25	m²	100 00	2,500
	BUILDING 3				
c	No works	-	-	-	-
Upper Floors subtotal					22,625

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. A
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
2C	Roof				
	BUILDING 1				
a	Remove existing low pitch roof and replace with new 30 degrees slate roof on timber battens, purlins and timber trusses Timber trusses at approximately 3.5m centres to Building 1	200	m²	175 00	35 000
	BUILDING 2				
b	Remove existing low pitch roof and replace with new 30 degrees slate roof on timber battens, purlins and timber trusses Timber trusses at approximately 3.5m centres to Building 2	131	m²	175.00	22,925
	BUILDING 3				
c	Replace the roof to Building 3 with new 30 degrees slate roof on timber battens, purlins and timber trusses.	72	m²	175 00	12 600
d	Replace 2nr roof lights to Building 3	2	Nr	2,000 00	4 000
	GENERALLY				
e	Rainwater goods to all elevations to be cleaned repaired or re-instated where appropriate	1	Item	10,000 00	10 000
Roof subtotal					84,525
2D	Stairs				
	BUILDING 1				
a	Demolish existing entrance steps and replace new entrance steps to be the new height of proposed mezzanine level; 18nr steps in stone to match the existing	1	Item	20,000 00	20,000
	BUILDING 2				
b	Provide steel stairs to the new office/admin 2 storey accommodation to the front of Building 2	1	Item	5,000 00	5,000
	BUILDING 3				
c	No works	-			-
Stairs subtotal					25,000
2E	External Walls				
	BUILDING 1				
a	Repair crack to the former front entrance of Building 1	1	Item	2 000 00	2,000
b	Form new 2.5m wide x 2.75m tall opening between Building 1 and Building 2 providing new steel lintels to support the masonry walls over	1	Item	1,500 00	1 500
c	Brick up the existing opening between Building 1 and Building 2	1	Item	1 000 00	1 000
d	Break out existing rear wall and provide new roller shutter door (4.5m high x 3m wide) to Building 1 New steel lintel is required to support the brickwork above the proposed roller shutter door	1	Item	10,000 00	10,000
e	Brickwork to be re-built adjacent to the existing rear door	1	Item	5,000 00	5,000
	BUILDING 2				
f	Form new office/admin 2 storey accommodation to the front of Building 2 with 140mm blockwork walls and timber joist upper floor	280	m²	30 00	8 400

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. A
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
g	Break out existing rear wall and provide new roller shutter door to Building 2 New steel lintel is required to support the brickwork above the proposed roller shutter door	1	Item	10,000.00	10,000
h	Form new 2.5m wide x 2.75m tall opening between Building 2 and Building 3 providing new steel lintels to support the masonry walls over	1	Item	2,000.00	2,000
i	Repair damage to existing brickwork adjacent to Building 2	1	Item	5,000.00	5,000
j	Brickwork to be re-built on the corner of Building 2	1	Item	5,000.00	5,000
BUILDING 3					
k	Increase the height of the existing walls by approximately 300mm to increase the clear height of the room to Building 3	1	Item	10,000.00	10,000
GENERALLY					
l	Brickwork to all elevations to be cleaned and re-pointed	1	Item	30,000.00	30,000
m	Vegetation to be removed and brickwork to be replaced and made good	1	Item	20,000.00	20,000
n	All external cracks in the brickwork to be repaired (included)	-	-	-	-
External Walls subtotal					109,900
2F Windows and External Doors					
BUILDING 1					
a	Replace 2nr 9 panel windows on North Elevation of Building 1; windows to be wooden frame with double glazed toughened glass to help prevent heat loss	1	Item	5,000.00	5,000
b	New entrance doorway and windows to top of the steps to match existing to the East Elevation	1	Item	10,000.00	10,000
c	Doorway and window to be removed from under the steps to the East Elevation	1	Item	2,500.00	2,500
d	Replace 7nr 9 panel windows on South Elevation of Building 1; windows to be wooden frame with double glazed toughened glass to help prevent heat loss	1	Item	17,500.00	17,500
e	Lower existing roller shutter to approximately 225mm to suit internal slab levels on the West Elevation	1	Item	2,500.00	2,500
BUILDING 2					
f	Replace existing rear door to Building 2	1	Item	4,000.00	4,000
g	Make good around roller shutter door	1	Item	2,000.00	2,000
BUILDING 3					
h	No works	-	-	-	-
GENERALLY					
i	Replace all existing wooden framed doors and windows to the East Elevation	1	Item	20,000.00	20,000
Windows & External Doors subtotal					63,500
2G Internal Walls & Partitions					
BUILDING 1					
a	Provide new full height partition wall to the open end of the structure to enclose the mezzanine area to Building 1	30	m ²	75.00	2,250
b	Remove existing lifting beams towards the rear of the room to Building 1	1	Item	1,000.00	1,000

WATERBOY - ALTHAM PUMPING STATION
FEASIBILITY ESTIMATE REV. A
EXISTING BUILDING REFURBISHMENT WORKS

Ref	Description	Quant	Unit	Rate £	Total £
	BUILDING 2				
c	No works	-	-	-	-
	BUILDING 3				
d	No works	-	-	-	-
<i>Internal Walls & Partitions subtotal</i>					3,250
2H	Internal Fit Out				
	ALL BUILDINGS				
a	Internal fit out costs including wall, floor and ceiling finishes, fittings, sanitary appliances, mechanical and electrical installations, and upgrading the structure to current regulations	544	m ²	250 00	136,000
<i>Fit Out subtotal</i>					136,000
<i>Building Subtotal</i>					501,655

WATERBOY - ALTHAM PUMPING STATION

FEASIBILITY ESTIMATE REV. A NEW BUILD WORKS

6.0 Summary

	Gross Internal Area (m ²)	Gross Internal Area (ft ²)
Ground floor area	1,105 m ²	11,896 ft ²
Mezzanine floor area	102 m ²	1,098 ft ²
Total Areas	1,207 m²	12,994 ft²

Elemental Analysis

	Total
Substructure	184,700
Superstructure	500,000
Building Cost Sub Total	684,700
Preliminaries @ 15%	102,705
Design Contingency/ Risk @ 5%	34,235
Main Contractors Profit & Overheads @ 7.5%	61,623
Grand Total	883,263
Say	883,300
Cost / m²	732
Cost / ft²	68



Appendix 7

Nolan Redshaw Ltd

Development Appraisal

Waterboy

Burnley Road
Altham
Hyndburn

Report Date: March 01, 2012

TIMESCALE & ASSUMPTIONS**NOLAN REDSHAW LTD****Waterboy****Timescale (Duration in months)**

Project commences Feb 2012

Phase 1

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Feb 2012				
Construction	5	Feb 2012	Jun 2012	Pre-Construction	End	0
Phase End		Jul 2012				
Phase Length	5					

Project Length 6 (Includes Exit Period)

Assumptions**Expenditure**

Professional Fees are based on Construction
Purchaser's Costs are based on Gross Capitalisation
Purchaser's Costs Deducted from Sale (Not added to Cost)
Sales Fees are based on Net Capitalisation
Sales Fees Added to Cost (Not deducted from Sale)

Receipts

Show tenant's true income stream	On
Offset income against development costs	Off
Rent payment cycle	Quarterly (Adv)
Apply rent payment cycle to all tenants	On
Renewal Void and Rent Free apply to first renewal only	Off
Initial Yield Valuation Method	Off
Default Capitalisation Yield	0.0000%
Apply Default Capitalisation to All Tenants	Off
Default stage for Sale Date	Off
Align end of income stream to Sale Date	Off
Apply align end of income stream to all tenants	On
When the Capital Value is modified in the cash flow	Recalculate the Yield
Valuation Tables are	Annually in Arrears
Rent Free method	Defer start of Tenant's Rent

Finance

Financing Method	Basic (Interest Sets)
Interest Compounding Period	Quarterly
Interest Charging Period	Monthly
Nominal rates of interest used	
Calculate interest on Payments/Receipts in final period	Off
Include interest and Finance Fees in IRR Calculations	Off
Automatic Inter-account transfers	Off
Manual Finance Rate for Profit Erosion	Off

Calculation

Site Payments	In Arrears
Other Payments	In Arrears
Negative Land	In Arrears
Receipts	In Advance
Initial IRR Guess Rate	8.00%
Minimum IRR	-100%
Maximum IRR	99999%
Manual Discount Rate	Off
IRR Tolerance	0.001000
Letting and Rent Review Fees are calculated on	Net of Deductions
Development Yield and Rent Cover are calculated on	Rent at Sale Date(s)
Include Tenants with no Capital Value	On
Include Turnover Rent	Off
Net of Non-Recoverable costs	On
Net of Ground Rent deductions	On

TIMESCALE & ASSUMPTIONS**NOLAN REDSHAW LTD****Waterboy****Assumptions**

Net of Rent Additions/Costs

On

Value Added Tax

Global VAT Rate

20.00%

Global Recovery Rate

100.00%

Recovery Cycle every

3 months

1st Recovery Month

3 (Apr 2012)

VAT Calculations in Cash Flow

On

Residual

Land Cost Mode

Fixed Land Value

Distribution

Construction Payments are paid on

S-Curve

Sales Receipts are paid on

Single curve

Sales Deposits are paid on

Monthly curve

Interest Sets**Interest Set 1**

Debit Rate

Credit Rate

Months

Start Date

0.000%

0.000%

Perpetuity

Feb 2012

Loan Set 1

Debit Rate

Credit Rate

Months

Start Date

0.000%

0.000%

Perpetuity

Feb 2012

Inflation and Growth**Growth Sets****Growth Set 1**

Inflation/Growth for this set is calculated in arrears

This set is not stepped

Rate
0.000%Months
PerpetuityStart Date
Feb 2012**Inflation Sets****Inflation Set 1**

Inflation/Growth for this set is calculated in arrears

This set is not stepped

Rate
0.000%Months
PerpetuityStart Date
Feb 2012

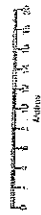
APPRAISAL SUMMARY**NOLAN REDSHAW LTD****Waterboy****Summary Appraisal for Phase 1**

REVENUE					
Rental Area Summary	ft ²	Rate ft ²	Gross MRV		
Refurbished Unit	5,858	£3.50	20,503		
Investment Valuation					
Refurbished Unit					
Current Rent	20,503	YP @	12.0000%	8.3333	170,858
NET REALISATION				170,858	
OUTLAY					
ACQUISITION COSTS					
Fixed Price			150,000		
Stamp Duty		1.00%	1,500		
				151,500	
CONSTRUCTION COSTS					
Construction	ft ²	Rate ft ²	Cost		
Refurbished Unit	5,858	£120.00	702,960		702,960
Contingency		15.00%	105,444		
				105,444	
Other Construction					
Preliminaries			75,248		
Design Contingency/Risk			75,248		
Main Contractors Profit & Overheads			48,911		
				199,407	
PROFESSIONAL FEES					
Architect		3.00%	21,089		
Quantity Surveyor		1.50%	10,544		
Structural Engineer		0.50%	3,515		
Mech/Elec Engineer		0.50%	3,515		
				38,663	
VAT					
Total Paid			205,423		
Total Recovered			(205,423)		
TOTAL COSTS				1,197,974	
PROFIT					(-1,027,115)
Performance Measures					
Profit on Cost%		(85.74)%			
Profit on GDV%		(601.15)%			
Profit on NDV%		(601.15)%			
Development Yield% (on Rent)		1.71%			
Equivalent Yield% (Nominal)		12.00%			
Equivalent Yield% (True)		12.96%			
Gross Initial Yield%		12.00%			
Net Initial Yield%		12.00%			
IRR		N/A			
Rent Cover		-50 yrs -1 mths			
Profit Erosion (finance rate 0.000%)		N/A			



Appendix 8

All Dimensions to be checked on site. We'll show you
plans so you can be assured of the solid & straight
checks for thickness, construction, and bending capacity
& stability.

[illegible]

BURNLEY ROAD

Track


 T.C. MİLLÎ EĞİTİM BAKANLIĞI
 Türkiye Cumhuriyeti
 Ministry of Education and Higher Education

Rev. O. Goodwin, Issued



2. Bertholdy Clara | Vöhrke | Electrum | 1. November 1883

Site Address:
Altham Pumping Station
Burnley Road, Altham
BB12 7NL

Project Description

Proposed New Building

Drawing Title
Proposed Site Layout

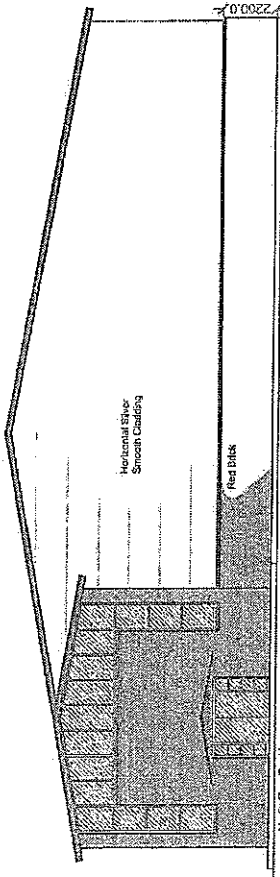
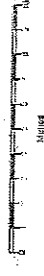
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1:5000@A3	24/01/2012	MD

Quotation Number

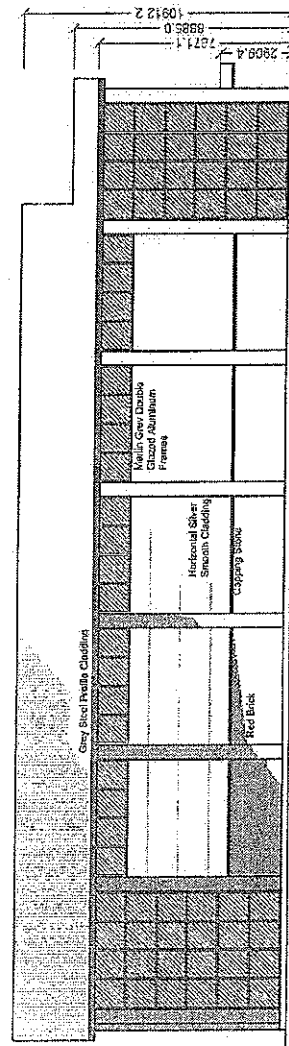
TR-815-04

Notes

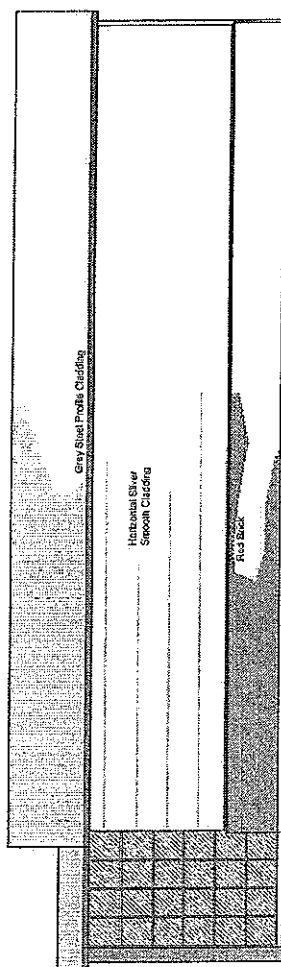
All drawings to be checked for errors. If the errors are found, they are to be corrected before the drawings are submitted for review. The drawings are to be checked for information, construction, and building safety & stability.



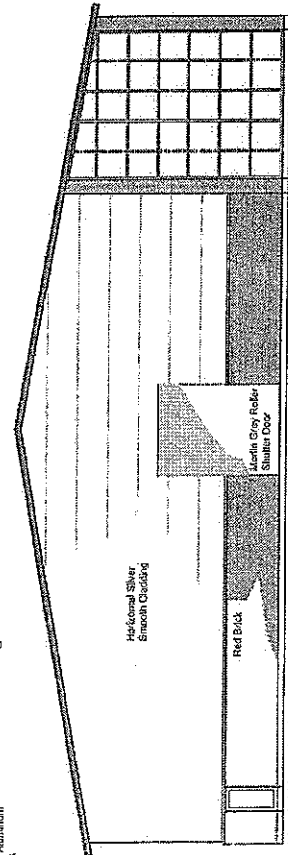
Front South East Facing Elevation



South West Facing Elevation



North East Facing Elevation



North West Facing Elevation

Rev. 0 Description Issued



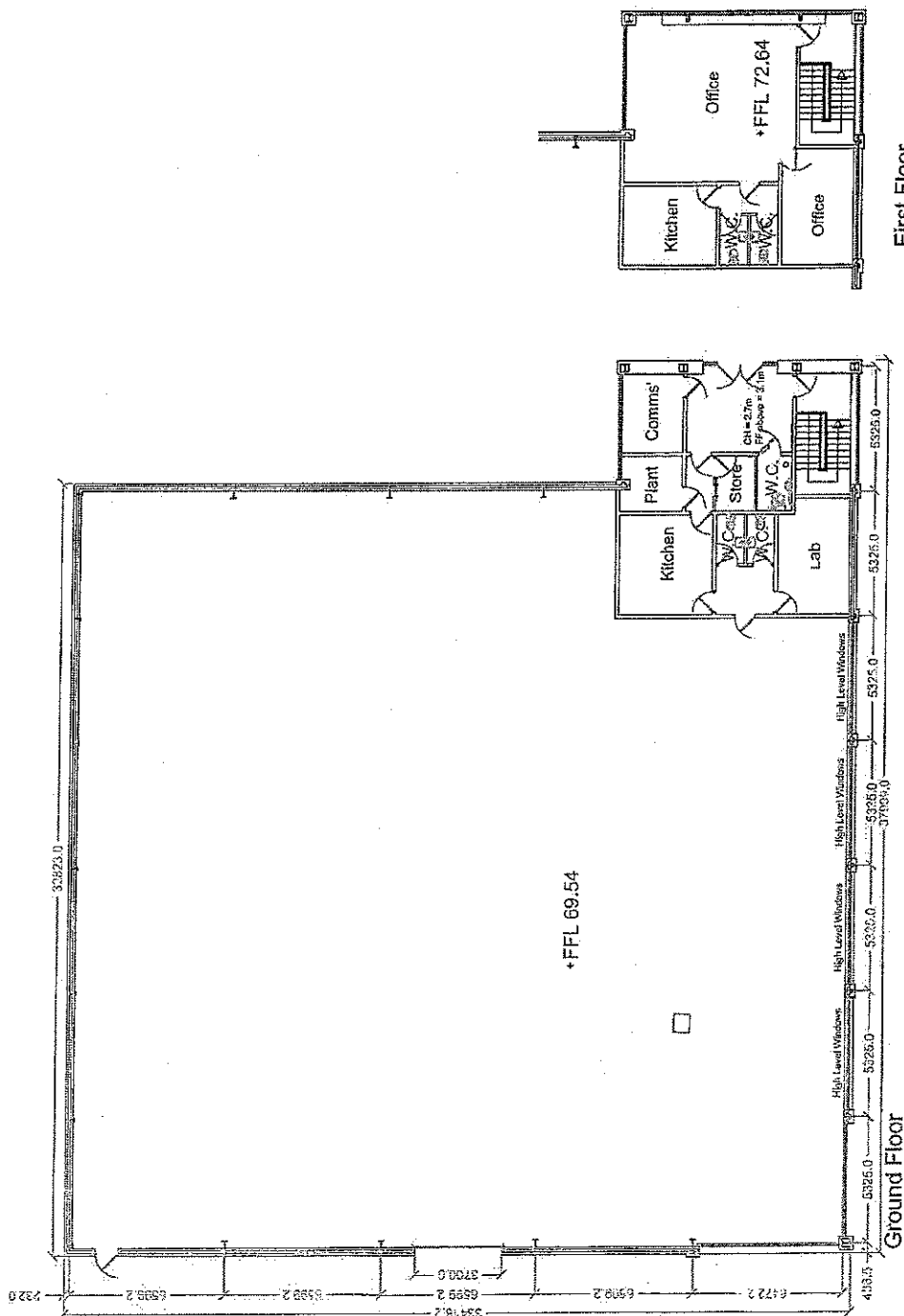
TICAD
TICAD LLC
2 Beddington Close (Widmore) Blackham (Sussex) PO16 1ST
Tel: 01323 61 6000 Fax: 01323 61 6001 Email: info@ticad.co.uk

Site Address:
Altham Pumping Station
Burnley Road, Altham
BB12 7NL
Project Description:
Proposed New Building

Drawing Title:
Proposed Elevations

Scale	1:200 @ A3	Date	24/01/2012	Drawn By	MD
Drawing Number		TRI-0815-06			

All Dimensions to be checked on site. Wall's allow on plans are not to be assumed to be exact & should be checked for buckling, compression, local bearing capacity & stability.



Rev. 0 Description, Issued



TRIPLE
CORPORATION
CORPORATION

Barclays Chase | Wexford | Blackstone | Lancaster | HBI | GWS
(617) 254-6142 Ext 01254 262734 e-mail: sales@triple.com

Site Address
Altham Pumping Station
Burnley Road, Altham
BB12 7NL

Proposed New Building

Drawing Title
Proposed Plans

Scale 1:200@A3	Date 24/01/2012	Drawn By MD
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TR1-0815-05



Appendix 9

Nolan Redshaw Ltd

Development Appraisal

Waterboy

Burnley Road
Altham
Hyndburn

Report Date: March 01, 2012

TIMESCALE & ASSUMPTIONS**NOLAN REDSHAW LTD****Waterboy****Timescale (Duration in months)**

Project commences Feb 2012

Phase 1

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Feb 2012				
Construction	6	Feb 2012	Jul 2012	Pre-Construction	End	0
Phase End		Aug 2012				
Phase Length	6					

Project Length 7 (Includes Exit Period)**Assumptions****Expenditure**

Professional Fees are based on Construction
Purchaser's Costs are based on Gross Capitalisation
Purchaser's Costs Deducted from Sale (Not added to Cost)
Sales Fees are based on Net Capitalisation
Sales Fees Added to Cost (Not deducted from Sale)

Receipts

Show tenant's true income stream	On
Offset income against development costs	Off
Rent payment cycle	Quarterly (Adv)
Apply rent payment cycle to all tenants	On
Renewal Void and Rent Free apply to first renewal only	Off
Initial Yield Valuation Method	Off
Default Capitalisation Yield	0.0000%
Apply Default Capitalisation to All Tenants	Off
Default stage for Sale Date	Off
Align end of income stream to Sale Date	Off
Apply align end of income stream to all tenants	On
When the Capital Value is modified in the cash flow	Recalculate the Yield
Valuation Tables are	Annually in Arrears
Rent Free method	Defer start of Tenant's Rent

Finance

Financing Method	Basic (Interest Sets)
Interest Compounding Period	Quarterly
Interest Charging Period	Monthly
Nominal rates of interest used	
Calculate interest on Payments/Receipts in final period	Off
Include interest and Finance Fees in IRR Calculations	Off
Automatic Inter-account transfers	Off
Manual Finance Rate for Profit Erosion	Off

Calculation

Site Payments	In Arrears
Other Payments	In Arrears
Negative Land	In Arrears
Receipts	In Advance
Initial IRR Guess Rate	8.00%
Minimum IRR	-100%
Maximum IRR	99999%
Manual Discount Rate	Off
IRR Tolerance	0.001000
Letting and Rent Review Fees are calculated on	Net of Deductions
Development Yield and Rent Cover are calculated on	Rent at Sale Date(s)
Include Tenants with no Capital Value	On
Include Turnover Rent	Off
Net of Non-Recoverable costs	On
Net of Ground Rent deductions	On

TIMESCALE & ASSUMPTIONS**NOLAN REDSHAW LTD****Waterboy****Assumptions**

Net of Rent Additions/Costs

On

Value Added Tax

Global VAT Rate

20.00%

Global Recovery Rate

100.00%

Recovery Cycle every

3 months

1st Recovery Month

3 (Apr 2012)

VAT Calculations in Cash Flow

On

Residual

Land Cost Mode

Fixed Land Value

Distribution

Construction Payments are paid on

S-Curve

Sales Receipts are paid on

Single curve

Sales Deposits are paid on

Monthly curve

Interest Sets**Interest Set 1**

Debit Rate

Credit Rate

Months

Start Date

0.000%

0.000%

Perpetuity

Feb 2012

Loan Set 1

Debit Rate

Credit Rate

Months

Start Date

0.000%

0.000%

Perpetuity

Feb 2012

Inflation and Growth**Growth Sets****Growth Set 1**

Inflation/Growth for this set is calculated in arrears

This set is not stepped

Rate

Months

Start Date

0.000%

Perpetuity

Feb 2012

Inflation Sets**Inflation Set 1**

Inflation/Growth for this set is calculated in arrears

This set is not stepped

Rate

Months

Start Date

0.000%

Perpetuity

Feb 2012

APPRAISAL SUMMARY**NOLAN REDSHAW LTD****Waterboy****Summary Appraisal for Phase 1****REVENUE**

Rental Area Summary	ft²	Rate ft²	Gross MRV
New Build Appraisal	12,994	£4 50	58,473

Investment Valuation

New Build Appraisal					
Current Rent	58,473	YP @	12.0000%	8 3333	487 275

NET REALISATION**487,275****OUTLAY****ACQUISITION COSTS**

Fixed Price			150,000	
Stamp Duty		1.00%	1,500	
				151,500

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
New Build Appraisal	12,994	£68.00	883,592	883,592
Contingency		5.00%	44,180	
				44 180

Other Construction

Preliminaries			102,705	
Design Contingency/Risk			34,235	
Main Contractors Profit & Overheads			61,623	
				198,563

PROFESSIONAL FEES

Architect	3.00%	26,508	
Quantity Surveyor	1.50%	13,254	
Structural Engineer	0.50%	4,418	
Mech /Elec Engineer	0.50%	4,418	
			48,598

VAT

Total Paid		167,831	
Total Recovered		(167,831)	

TOTAL COSTS**1,326,432****PROFIT****(-839,157)****Performance Measures**

Profit on Cost%	(63.26)%
Profit on GDV%	(172.21)%
Profit on NDV%	(172.21)%
Development Yield% (on Rent)	4.41%
Equivalent Yield% (Nominal)	12.00%
Equivalent Yield% (True)	12.96%
Gross Initial Yield%	12.00%
Net Initial Yield%	12.00%

IRR	N/A
Rent Cover	-14 yrs -4 mths
Profit Erosion (finance rate 0.000%)	N/A

